



# CITY OF CONCORD

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Councilor Jan McClure, Chair, Mayor's Task Force for a 21<sup>st</sup> Century Library

**DATE:** December 29, 2010

**SUBJECT:** Final Report - Mayor's Task Force for a 21<sup>st</sup> Century Library

### I. Recommendation:

Accept this report

### II. Executive Summary: Findings and Task Force Recommendations:

A) Site Selection and Control: The Task Force completed an exhaustive site selection study to identify potential locations for a new Library. This effort involved the evaluation of twenty sites using 46 separate criteria. Through this process, a preferred site and an alternative site was identified:

- Preferred Site: The "Storrs Street Site", a collection of five (5) separate properties located at 8 Depot Street; 89, 93, and 97 Storrs Street; and 5-9 Pleasant Street Extension.
- Alternative Site: The New Hampshire Employment Security property located at 34 South Main Street and 33 South Main Street.

The Storrs Street site is the Task Force's preferred site as it has numerous attractive qualities. It is centrally located, of suitable size for a building and on-site parking, has access to off-site parking (on-street and the Capital Commons Garage), and is served by all required utilities, as well as public transit. The site is also underutilized, has no historic structures, and is close to other cultural institutions in downtown, such as Red River Theatres and the Capitol Center for the Arts. Beyond these qualities, a library at this site would help implement the goals of the 1997 Downtown Master Plan and 2006 Opportunity Corridor Plan regarding the redevelopment of Storrs Street. It would also serve as a catalyst for economic development for this area of the City. Further, previous discussions back in 2008 with property owner about the City's potential desire to acquire this site were positive.

The New Hampshire Employment Security property was determined to be a very attractive alternate site for a new Library. This site is comparable in size to the Storrs Street site and shares many of the same positive attributes. In addition, because the property is owned by the State of New Hampshire, and therefore tax exempt, acquisition by the City would not have any negative impacts upon the City's tax revenues. This site merits further exploration by the City in the event the Storrs Street site is deemed undesirable or unattainable.

Regardless of which site the City ultimately chooses, the Task Force strongly believes that it is critical for the City Council to identify a preferred location for the future library and implement the necessary steps in order to secure control of that site. Site control could be achieved through one of two approaches: 1) negotiation of purchase options which would allow the City exclusive ability to purchase the property in the intermediate future (say 2-5 years) or 2) immediate purchase of the property by expediting the necessary funds in the Capital Improvement Program currently programmed in FY2013. Site control is key to the overall success of the project as it would allow the City to:

1. Work at its own pace and move forward with the project as resources allow without concern for losing the site to private development;
2. Begin preliminary design which would allow for refined construction, operating, and maintenance cost estimates; and,
3. Develop and eventually implement a fundraising campaign for the project.

The Task Force believes that securing a site quickly is important, as suitable downtown sites are in short supply. By not acting quickly, the City – at the minimum - could lose the Storrs Street site to private development.

- B) **Partnership for Site Acquisition**: In line with the importance of site selection and control, it is important to note that the Library Foundation, in consultation with the Task Force, has offered to participate financially to secure a site for a new 21st Century Library. Specifically, the Foundation has offered to use a portion of its resources (if the negotiated price permits) to finance the acquisition of a site or purchase options for parcels which comprise the preferred site. The Foundation would then assign its purchase options to the City. However, in the event the City ultimately decided to: 1) not execute the options, 2) not proceed with the project, or 3) acquire the property for non-library purposes, the Foundation would expect the City to reimburse it for its investment (including interest). In the event the City does proceed with constructing a new library, the Foundation would consider letting its funds be used as “seed money” for the larger project; provided such funds are counted as part of the total private fundraising goal for the project.

- C) **Fundraising:** The Task Force has studied fundraising models for recently built libraries on the east coast and determined that the City's current private fundraising goal of 8.9%, based upon the FY2011 CIP, should be attainable. Of the communities reviewed, private donations and grants represented, on average, 10% of the total funds secured for new public libraries.

As noted elsewhere in this report, a serious fundraising campaign cannot be undertaken until the City has 1) secured a site and 2) developed relatively final conceptual designs of a new facility. Building designs will be essential in order to proceed with the sale of naming rights to the Library (or key rooms within it).

- D) **Operating Costs:** The Task Force has generated an "order of magnitude" estimate for the potential operating costs for a new Concord Public Library. This task was especially difficult given that decisions regarding several key variables which contribute to the operating costs of a facility (such as design, layout, programming, hours of operation, potential use of green technologies, etc.) have not yet been made. With that said, the Task Force believes a new Concord Public Library would have an annual operating cost of \$1.775 million to \$2 +/- million (in current dollars, not adjusted for inflation). These figures are comparable to the Library's FY2009 budget prior to cutbacks implemented in FY2010 due to the economic recession. This equates to approximately \$44.00 to \$50.00 / SF of building in today's dollars.
- E) **Capital Costs:** Although this was not officially part of the City Council's directive, the Task Force felt it was important to estimate the potential capital cost and related tax impacts of moving forward with a new library. Given a total project cost of \$19.85 million (fully realized in FY2018), the cost to an average single family home (\$240,000 as of 2010) would be approximately \$83.00 annually for 20 years (i.e. duration of the bond to be sold for the project) in today's dollars. This figure assumes that the typical single family home value remains unchanged in FY2018 and that there is no growth in the City's total taxable assessed valuation (currently at \$3.8 billion in 2010).

### III. **Background:**

The City of Concord began assessing the need for an expanded or renovated public library fifteen years ago with the completion of the so-called "Tappe Study". That effort led to several maintenance improvements at the current Green Street facility, such as new windows and an updated HVAC system. However, the City did not pursue any investments towards addressing the space needs as identified by that study.

The FY 2007 Capital Improvement Program (CIP) included funds in the amount of \$80,000 (\$40,000 Library Trust Fund and \$40,000 City General Fund Bonds) for the completion of a needs assessment of the Concord Public Library. The purpose of this project was to update the Library's 1995 needs assessment / master plan. Funds were appropriated in September 2006 by Resolution # 7950.

Using these funds, the City engaged a team of consultants, led by J. Stewart Roberts Architects, for the sum of \$25,000 to complete an updated Needs Assessment Study. The study was completed and accepted by the City Council in December 2007. Findings of the needs assessment were as follows:

- Roughly **225,000 patrons** use the City Library on an annual basis.
- The book collection consists of approximately **127,000 volumes**, or 3.01 books per capita. This figure lags behind other comparable communities.
- Many in the community view the Library as a key institutional anchor, as it is the City's **center for culture, sharing of ideas, and dissemination of knowledge**. The facility is also viewed as an activity generator and catalyst for the downtown area; culturally, socially, and economically.
- The Main Library building at Green Street has an inefficient, poorly laid out floor plan. Though this facility is 34,725 square feet in size, **only 57% of the building (or 19,850 square feet) is usable for stacks, displays, program area, and administrative offices**, when the industry standard is 80% or better of usable floor space. This is a very low figure, as most modern buildings have an efficiency rating of 80% or better. Forty three percent (43%) of the building is used up by core facilities, elevators, restrooms, staircases, and the building's large "light well" entry area. The building's lack of an open and flexible floor plan creates inefficiencies and presents significant challenges for monitoring and management of public spaces.
- There is a **lack of public parking readily available** around the Library campus. This deters patrons from using the facility. A library of this size should ideally provide parking for 100 cars, as recommended by the 2007 Needs Assessment.
- **Roughly 30% of the Library's total collection is inaccessible to the public** (including 50% of the adult collection) due to lack of display space. This is important since "browsing," as opposed to computerized searches, is the preferred method used by the public to find materials.
- Additional dedicated **space is needed for children's and teenage programs**.



- There is a significant need for **more public meeting space, computers, and community access to technology.**
- The Penacook Branch facility is undersized. Opportunities to expand, relocate, or build a new facility should be pursued as a long-range strategy.

In response to these findings, the study reviewed possible expansion of the existing Green Street facility, as well as constructing a new library at three sites, two within the downtown area (in the vicinity of the new Capital Commons Project) and one on a general suburban site.

Renovation and expansion of the existing facility was studied in great detail. The following factors make this option less desirable:

- The 1965 addition would need to be demolished and replaced in order to achieve uniform floor levels for the facility to facilitate ADA compliances as well as an open concept facility. The addition houses the Library Auditorium, computer lab and Concord Room, and half of the Children's Room.
- Several private properties to the west of the Library would have to be acquired.
- Expansion of the existing facility would still result in some inefficiency.
- Cost of renovating and expanding the current facility is comparable to a new facility elsewhere in Downtown.

Because of the challenges associated with the current site, the consulting team also explored and recommended construction of a new 40,000 square-foot facility in the downtown area for the following reasons:

- The same or **more usable space,** with an overall smaller building size, by utilizing a **more efficient design** and layout with comparable cost to expansion of the existing facility;
- A new, more efficient facility with improved layout that may help **reduce long-term operating costs** of the Library system (staffing, energy consumption, etc.);
- The ability to capitalize on existing downtown activity while helping to serve as a **catalyst for increased vitality and redevelopment** within downtown; and,
- The option would allow the City to renovate the **existing library for other municipal uses (office space) or to sell the building,** which would create additional tax revenues.

In acceptance of these recommendations, the City Council directed staff to begin efforts to acquire the so-called "Storrs Street" site (bounded by Pleasant St Ext, Storrs, Depot, and Kennedy Lane) for the purpose of building a new library in 2007. This site was specifically examined as part of the 2007 Needs Assessment Study.

The City commissioned Level 1 Environmental Site Assessments of the properties, as well as real estate appraisals. Real estate appraisals valued the site at \$2.14 million in June 2008. Negotiations with property owners resulted in the City Council executing a Purchase and Sales Agreement (P&S) with the owner of #97 Storrs Street on June 6, 2008 (which subsequently was terminated in October 2008). Serious negotiations were also underway with two other property owners at that time.

In June 2008, the *Concord Monitor* published a story which prematurely disclosed the City's interest in the Storrs Street site. Mixed public reaction, coupled with the slowing economy, ultimately led the City Council to terminate efforts to acquire the site. At the time, funding for property acquisition was delayed in the City's Capital Budget to FY 2009. Currently, funding for property acquisition is programmed for FY2013.

To move the project forward and respond to public angst about the cost of the project, the City Council formed the Mayor's Task Force for a 21<sup>st</sup> Century Library in September 2008 and charged it with the following specific tasks:

- Task 1: Conduct an expanded site selection study to identify a preferred location (or locations) for a new library.
- Task 2: Identify and examine potential fundraising strategies and opportunities to support the project.
- Task 3: Develop estimates of operating costs for a new library.

The Task Force was appointed during the fall of 2008 and is comprised of the following individuals:

- Councilor Jan McClure, Chair;
- Councilor Doug Black (resigned December 2009);
- Councilor Liz Blanchard;
- Councilor Mark Coen;
- Councilor Steve Shurtleff;
- Councilor Michael DelloIacono (appointed January 2010);
- Marcia Moran, Concord Public Library Foundation;
- Lucy Comstock Gay, Concord Public Library Trustee (resigned November 2009);
- Mary Beth Robinson, Concord Public Library Trustee;
- Maura Carroll, Resident;

- Van McLeod, Resident;
- Brenda Robb, Resident; and,
- Ruth Perencevich, Concord Library Foundation (appointed January 2010, replaced Lucy Comstock Gay)

The Task Force's first meeting was held in January 2009. During the two years, the Task Force held a total of 24 meetings; including a field trip to the recently constructed Portsmouth Public Library in September of 2009. Beyond the tasks assigned by the Council, the Task Force also set out to estimate the potential capital cost and associated tax rate impacts of a Library Project.

In December of 2009, the Task Force presented a status report to the City Council. This report is intended to build upon the preliminary findings and recommendations presented one year ago, as well as serve as the final report of the Mayor's Task Force for a 21<sup>st</sup> Century Library.

#### IV. **Discussion**

##### A) **Site Selection Study:**

1. ***General Overview:*** In December 2009, the Task Force began a comprehensive site selection study. Per the recommendations of the 2007 Needs Assessment Report, the Task Force limited its search to the City's downtown central business district, as shown on the attached map labeled Appendix 1.

In total, the Task Force held six (6) meetings devoted to site evaluation and examined 20 potential sites, including two expansion scenarios of the existing Green Street campus involving residential properties to the west, as well as the New Hampshire Episcopal Diocese building to the north.

2. ***Evaluation Criteria:*** Sites were evaluated using 46 individual criteria organized into the following six categories:
  - **Orientation.** 4 criteria focused on features such as location, road frontage, and neighborhood context.
  - **Site Characteristics.** 16 criteria such as lot size, configuration, and the availability and capacity of utilities.
  - **Environmental constraints.** 9 criteria such as soil type, topography (flat, steep, etc.), existence of floodplains or floodways, and wetlands.

- Economic and Social Considerations. 10 criteria such as the potential need to relocate existing businesses, impacts to historic resources, community acceptance, as well as consistency with the City's Master Plan and land use policies.
- Construction Considerations. The ease of staging and storage of materials.
- Cost. 6 criteria focused on the anticipated difficulty of acquisition, anticipated purchase price, costs of on-site and off-site improvements, potential negotiations for settlement agreements with abutters, as well as the ability to operate the existing library during construction.

A copy of the Task Force's evaluation matrix is attached in Appendix 1.

3. ***Review of Preferred Site:*** As reported to the City Council in December 2009, the Task Force's preferred site remains the Storrs Street site. A summary of the advantages and disadvantages of this site follows:

Advantages of this site include:

- a. Ample lot area (0.74 +/- acres) for building, parking, and future expansions.
- b. Excellent topography, allowing for multiple entrances on different levels, thereby facilitating the design of public meeting spaces which could be utilized when the rest of the Library is closed.
- c. No "historic structures", thus making the process of demolition far simpler and less controversial.
- d. Underutilized as compared to similar sites within downtown, thereby avoiding the need to relocate as many businesses or the potential loss of a significant number of jobs as compared to other sites explored by the Task Force.
- e. Located in the heart of the downtown central business district; virtually equidistant to the Capitol Center for the Arts and the State House, and within walking distance to 22 coffee shops and restaurants.
- f. Already served by all major utilities (water, sewer, gas, steam, electric, cable, telephone, City fiber optic network, etc.).

- g. **Frontage on two major streets** (Storrs and Pleasant Street Extension), as well as Depot Street and Kennedy Lane, thereby facilitating access on all four sides of the site.
- h. Served by **public transit**.
- i. **Not encumbered by floodplains or floodways**, thereby simplifying design, permitting and construction issues.
- j. Based on experience at the nearby Capital Commons site, the property has **deep sandy soils**, free of ledge, which will improve ease of construction.
- k. **Adjacent to the 516 space Capital Commons Parking Garage** with **ample on-street parking** for patrons and employees.
- l. Development of the site into a signature public building will further the City's long term plan for **revitalization of Storrs Street** into a "second Main Street."
- m. Redevelopment of this site could **serve as a catalyst for redevelopment of other vacant or blighted buildings** surrounding the property; most notably the Castro Smoke Shop Building, vacant space above Cheers Restaurant, the former Pitchfork Records Building, and the rest of the block between Kennedy Lane and North Main Street.
- n. The site was appraised at \$2.14 million in June 2008, making it **relatively inexpensive** as compared to other sites examined by the Task Force (but certainly not the least expensive option).
- o. Located close to Red River Theatres, Capital Center for the Arts, Concord Community Music School, the Annicchiarico Theatre, and the soon-to-be-relocated League of New Hampshire Craftsmen Headquarters. Thus, a new library at this location **would help bolster the arts and cultural district**, which is flourishing in the area surrounding South Main Street.
- p. In the past, current property owners and tenants had expressed interest in possibly leasing the property back from the City after closing so they could continue their business operations until the City proceeded with construction of a new library. This will help keep the block active and **cost neutral during the interim period between acquisition and beginning of construction**.

- q. This site is prime for redevelopment. In the event the City decided not to proceed with the library project at this site after acquisition, it **could resell the property for private redevelopment**. Given the site's long list of attributes and proximity to the Capital Commons Garage, it is likely that private developers would be interested in the property for private redevelopment.

Disadvantages of this site include:

- **The site is currently taxable**. Thus, acquisition of the property would remove approximately \$1,393,900 from the tax base. At the current tax rate of \$23.16 / \$1,000 in Assessed Valuation, \$32,238 would be lost in annual property tax revenues, of which \$11,416 would go to the City's General Fund. This loss would not be felt until construction of a library began due to the anticipated lease back arrangements with most of the property owners or their tenants. Furthermore, this loss might be mitigated should the project prove to be a catalyst for redevelopment of surrounding properties.
- Like other sites considered, there are **aerial utilities** along the frontage of this parcel which will need to be buried or relocated. This adds cost to the project.

**4. Review of Site Selection Runner-up:** The Taskforce's second preferred site for consideration is the State of New Hampshire Employment Security property located at 34 South Main Street. While the Taskforce felt that this property was not as attractive as the Storrs Street site, largely because of the presence of a historic structure and estimated acquisition cost, this property contains nearly all of the other positive attributes associated with the Storrs Street site such as, but not limited to:

- Ample lot area (0.75 +/- acres) for building and some on-site parking;
- Good lot shape and topography for building and parking layout;
- Deep sandy soils providing relative ease for foundation excavation;
- Frontage on three streets;
- Proximity to off-site parking (Capital Commons Garage and on-street parking on South Main, Fayette, and South State Streets);
- Access to public transit;
- Within the emerging Arts and Culture District;
- Redevelopment of this site would remove an unattractive building and would help further revitalize South Main Street; and,
- Not on the tax rolls, therefore acquisition would not negatively affect City tax revenues.

Disadvantages of this site include:

- Uncertain purchase price. The site is assessed at \$2.11 million (2009); however, it might appraise for more if negotiations are pursued given ongoing redevelopment in that area of Downtown;
- Portion of existing office building is historic and may present complications for demolition;
- Acquisition of the site would require relocation of the Employment Security offices; this could be a long and complicated process given the State's fiscal condition;
- The State may have alternative long-term plans for the property (such as a courthouse); and,
- Aerial utilities along the frontage of the site will need to be buried or relocated.

For these reasons, the Task Force believes that this property merits consideration if the Storrs Street proves unattainable or otherwise undesirable.

5. **Importance of Site Control:** The Task Force strongly believes that the project will not be able to advance in a meaningful way until a property is secured. Securing site control is critical for the following reasons:

- First, having a site tied up, the City does not run the **risk of losing an ideal location** for a new Library at a relatively low cost. The longer the City waits to acquire a downtown site, the more real estate prices will increase due to natural market growth and private redevelopment efforts (like the Sanel Block project – also a favorite of the Task Force), thus driving up the cost of future acquisition.
- Second, having a site secured is very important with respect to **building community support and the commencement of a fundraising effort**, as such an investment helps demonstrate to donors that the project is “real” and the City is serious about pursuing a new Library.
- Third, with a site secured, the City can **advance conceptual designs**, enhancing the City's ability to get a refined understanding of construction, operating, and maintenance costs.

- B) **Fundraising:** The second task assigned to the Task Force was to ascertain a realistic fundraising goal for the project. The Task Force also researched potential sources of grant funding which could be used to finance construction of a new library.

Research efforts undertaken by the Task Force yielded the following findings:

- Of the **20 libraries studied**, half received private donations to support their projects. The rest were funded entirely with public funds.
- Donations, as a percentage of the total project cost, ranged from 0% to 54%. However, **on average, donations totaled 9.89% of the project cost**. See attached spreadsheet in Appendix 2. The City's current Capital Budget for the Library estimates the total cost of a new facility at \$19.85 million (land acquisition, design, construction, as well as furnishings and fixtures). Of this total, \$1.76 million, or roughly 8.9% of the total project cost, is anticipated to be raised from donations and grants. This amount is within the normal range for other recently constructed libraries (i.e. 10% or less) and, therefore, is supported by the Task Force. A copy of the CIP is included as Appendix 6.
- In the case of the new **Portsmouth Public Library** (started in 2004 and opened in 2006), **only 7.29% (or roughly \$700,000) of Portsmouth's \$9.6 million project** budget was raised through donations and grants. Further, at the time Portsmouth started construction, only \$50,000 of private donations was in hand. The rest flowed after construction commenced. Portsmouth also created a donor pyramid in order to provide fundraising / sponsorship opportunities, with categories of **donations ranging from \$260 to \$100,000**. Portsmouth received only three (3) \$100,000 gifts; all of which were associated with the sale of naming rights to prominent rooms and fixtures within the facility. Lastly, moneys secured through fund raising were **used primarily to add special features to the project**, such as fit up of a large state-of-the-art multimedia community room, a courtyard with community garden, as well as a café.
- In order to have a successful fundraising campaign, the City will need to create a **fundraising committee**, which must have an appropriate level of autonomy and the sole authority to sell naming rights to the building, as well as rooms and other infrastructure within the facility.
- Potential sources of grant funding for a new library project might include the following:
  - ✓ **Community Development Block Grants (CDBG)**: The City may be able to secure up to \$500,000 in these grant funds through the NH Community Development Finance Authority, as the Library is a "public facility". The City will have to demonstrate that at least 51% of the Library's clientele is "low / moderate income" as defined by the US Department of Housing and Urban Development. The City will also have to show a solid financial commitment to the project in the form of matching funds from other sources.



- ✓ **Community Development Investment Program (CDIP) Tax Credits:** This funding source has been used successfully to raise funds for such worthy projects as the Grappone Conference Center, Red River Theatres, and the League of New Hampshire Craftsmen. The Concord Public Library Foundation, or possibly the Library Trustees, could apply for an allocation of tax credits which, in turn, it would sell to businesses. (Businesses purchasing the credits earn a 75% credit against their state business profits and business enterprise taxes. They can also claim purchase of the credits against their federal income taxes).
  - ✓ **Miscellaneous Federal Grant Opportunities:** The City could work with its federal congressional delegation to explore other sources of potential federal funding to support the project.
- C) **Operating Cost Estimates:** The third task assigned to the Task Force was the development of preliminary estimates of operating and maintenance costs for a new public library.

Completing this task was exceptionally difficult given that nearly all of the factors which drive the operating cost of a library (design, layout, programming, anticipated hours of operation, decisions about the use of “green” technologies, and other factors, such as type of heating fuel) have not yet been established. Therefore, producing a meaningful estimate when so much of the project remains undefined is virtually impossible. Nevertheless, the Task Force endeavored to come up with an “order of magnitude” estimate for operating costs for the new facility.

As Council knows, the FY 2009 operating budget for the Library was \$1.714 million (estimated actual expenditure, excluding maintenance costs). This budget was subsequently reduced to \$1.429 million (excluding maintenance costs) due to the economic collapse. Assuming that a new library would have similar hours and programming as the existing library **prior to the FY2010 reductions**, and with some reliance upon budgetary information from the Portsmouth Public Library (due to its new construction and comparable size), the Task Force estimates that the annual operating budget for a new facility would be in the range of \$1.775 - \$2.0 million in 2010 dollars. A comparison of operating costs on a square foot basis is as follows:

	Existing Library	Proposed Library
Size (Square Feet)	34,725	40,000
Usable Square Feet (S.F.)	19,850	32,000
Operating Cost	\$1,714,000*	\$1,775,000 - \$2,000,000**
Operating Cost Per S.F.	\$49.36	\$44.38 - \$50.00

\* FY 2009 dollars, \*\* FY2010 dollars

This estimate is specifically predicated upon the following assumptions:

- A 40,000 SF facility;
- 23 full-time equivalent employees (“FTEs”);
- Total hours of operation of 2,779 hours / year (or approximately 53 hours per week on average, excluding seasonal adjustments);
- No significant changes in library programming at the new facility;
- The book and periodicals budget remaining at FY 2009 levels of \$126,000. (Prior to FY 2009, the materials budget was in excess of \$220,000 annually);
- This figure excludes debt service;
- Use of natural gas to heat the facility in lieu of steam, oil, or geothermal; and,
- Use of some green technologies (such as insulation and energy efficient lighting) on a level comparable to the Portsmouth Public Library.

It is also important to point out that new libraries often experience significant increases in foot traffic and circulation, as well as demand for extended hours and programming. As the project moves forward, the City will have to revise its anticipated operating budget to account for these potential circumstances. See the attached budget detail in Appendix 3.

- D) **Capital Costs and Estimated Tax Impacts of Preferred Site:** Beyond operating costs of a new facility, the Task Force also prepared “order of magnitude” estimates for the capital cost of a new facility and the corresponding impacts to the City’s property tax rate. Estimates were developed for three scenarios, outlined below. All are predicated upon a net taxable assessed valuation of \$3,834,974,167.

	Acquire Purchase Options on Storrs Street Site	Purchase Storrs Street Site*	Proceed With Entire Project at Storrs Street
Total Cost	\$337,500	\$2,250,000	\$19,850,000
Amount Bonded (20 Year Bond at 4% Rate )	\$337,500	\$2,250,000	\$18,090,000
Bond Terms	4%, 20 years	4%, 20 years	4%, 20 years
Bond Payment	\$24,834 / Year	\$165,556 / Year	\$1,331,094 / Year
Tax Rate Impact	\$0.01	\$0.04	\$0.35
Cost to Typical Single Family Home (\$240,000 Assessed Valuation)	\$1.55 / Year	\$10.36 / Year	\$83.30 / Year

\* Based on June 2008 real estate appraisals and estimated closing costs.

E) **Community Input:** On March 9, 2010, the Task Force held a Community Open House for the purpose of educating the community about the new library project, as well as receiving feedback from residents and business leaders. The open house was **attended by approximately 160 individuals** and featured information stations where members of the community were able to discuss specific topical information about the project, such as the need for a new library, conceptual vision and program for a 21<sup>st</sup> Century Library, potential sites and economic development benefits, and other similar topics. In addition, approximately 100 members of the public completed a community survey about the library project. The event was taped by Concord TV as well as covered by the Concord Monitor and WKXL.

1. **General Comments:** Generally, **those in attendance supported a strong community library** and voiced general recognition that the existing Green Street facility is inadequate in several respects, including the lack of display space for the adult collection, absence of a teen space, and lack of a sufficient parking supply. Data derived from a survey which was part of the Open House is included in Appendix 4.
2. **Features of a 21<sup>st</sup> Century Library:** Most in attendance **supported the idea of an open concept Library featuring improved access to technology, a large community room, small meeting rooms, and a café.** However, some attendees also questioned whether, in the future, the City would continue to need a large facility (40,000 SF) given the rise of technology with respect to digital media and readers (such as the Amazon Kindle and Barnes & Noble Nook).

3. **Site Selection:** Public reaction to the Storrs Street Site (the Task Force's preferred site) was generally favorable. While the public recognized that the Task Force's preferred site is centrally located within the heart of the downtown business district and ripe for redevelopment, some forum attendees expressed the following concerns:
  - The slope leading from Main Street to Storrs Street is relatively steep and may present potential access challenges for those with walking related handicaps and disabilities;
  - The public might not use the Capital Commons Garage for parking due to perceived user friendliness issues with the facility;
  - A library at this location might be less accessible for children walking or biking to the facility as compared to the existing Green Street location; and,
  - The project would remove these properties from the tax rolls.
  - Some attendees suggested that the City explore some of the Concord School District's Elementary Schools (specifically Walker and Rumford), which are scheduled to be abandoned as part of the District's ongoing consolidation project.
4. **Time Table and Economic Climate:** Some attendees expressed concerns about the potential cost of a new Library (currently estimated at \$19.85 +/- million in FY2018) and asked for projections relative to the capital cost of the project and anticipated impacts to the City's property tax rate.
5. **Follow-up to Community Open House Public Input:** As a result of the Community Open House, the Task Force re-engaged J. Steward Roberts (the architectural firm that completed the 2007 Needs Assessment) to explore perceived access issues for the Storrs Street site from Main Street, as well as to further evaluate Walker and Rumford Schools as potential libraries. A full copy of these reports is included in Appendix 5. A summary follows:
  - **Storrs Street Site Access Concerns:** The Architect completed analysis of the sidewalks along Depot and Pleasant Street Extension, which would be used to access the site. Several ideas were considered. The Architect ultimately devised a concept for an ADA compliant ramp along Pleasant Street Extension. However, the Task Force felt this approach was not optimal. As an alternative, the Task Force observed that an ADA compliant pathway leading from Main Street to Storrs Street already exists

through the Capital Commons Garage (which relies upon the garage's elevator). This pathway was developed with input from the Governor's Commission on Disability in 2005, with the intention of assisting those with mobility handicaps to navigate from Main Street to Storrs Street.

It is important to emphasize that the new Library will have an on-site 40 +/- space parking lot featuring some handicap parking spaces. In addition, handicapped individuals could utilize on-street parking on Storrs Street (a flat surface) and enter the building at that level. In addition, the parking lot (and corresponding entrance to the Library building) will be located halfway down Pleasant Street Extension, thereby minimizing the amount of walking possible for disabled patrons.

- **Walker and Rumford Schools:** The Architect visited Walker School and completed a supplemental report which discussed the feasibility of renovating the historic school building into a new library, as well as demolishing the school and building a new facility. The Architect also completed a cursory review of the Rumford School for adaptive reuse into a Library.

The Architect concluded that the Walker School building is **not a good candidate** for adaptive re-use as a library for the following reasons:

- ✓ Walker School is too small. It only contains 30,000 SF including the basement. A 21<sup>st</sup> Century Library will require 40,000 SF per the 2007 Needs Assessment Study. A 10,000 + SF addition to the existing school would be required to achieve the minimum size necessary for a 21<sup>st</sup> Century Library.
- ✓ An open concept design is not attainable because interior bearing walls forming individual classrooms are integral to the structural design of the building and cannot be relocated or perforated with multiple penetrations (such as doorways) due to seismic (earth quake) related building codes.
- ✓ The estimated **"live load"** of Walker School's flooring system (75-100 pounds / square foot) is **inadequate**, as a library requires 150 pounds / square foot. **Retrofitting** the building to achieve this load requirement **is impractical**.

- ✓ The existing building **lacks an elevator and is not compliant with the Americans with Disabilities Act (ADA)**. Further, retrofitting the building would be challenging, especially due to the split level of the first and second floors in relation to the exterior grade of the site.

The Task Force concluded that adaptive reuse of the historic Walker School as a 21<sup>st</sup> Century Library would be impractical. Because Rumford School suffers from similar constraints, the Task Force opted to forgo any detailed analysis as it was felt that any such effort would be an unwise use of funds.

The architect also **explored demolishing the Walker School** and building a new facility at the site. The estimated cost for a new 40,000 SF facility at the Walker site complete with a 100 car parking lot is \$17.85 million (if built in 2010, including site acquisition at \$3.7 million). While it is conceivable that the City could potentially acquire the property from the School District at little or no cost (thereby potentially reducing the cost of the project to \$14.15 million), no such conversations have been broached with the Concord School District.

Given that the City's CIP does not call for construction of a new library until FY2018, the Architect also included an estimate with inflation for budgetary purposes. Adjusting for inflation at 5% / year, it is estimated that construction of a new library at Walker School would cost approximately \$20.9 million in 2018 (excluding site acquisition). This figure is comparable to the Storrs Street site's total cost estimated at \$19.85 million in FY 2018.

Beyond this additional information, it is important to note that the Walker School site was evaluated as part of the Task Force's comprehensive site selection study, which was completed prior to the March 2010 Community Open House. While the property has sufficient acreage and is centrally located at the intersection of I-393, North Main and North State Streets, the site is not within the City's downtown central business district. Also, the order of magnitude cost for a project at this site is similar (if not higher than) the Storrs Street site. Because of these considerations, and the diminished community development benefits resulting from not being in the central business district, the Task Force does not recommend further consideration of this site.

## **LIST OF APPENDICES**

Appendix 1: Site Selection Study Area, Summaries, Ranking Criteria, and Site Specific Evaluation Sheets

Appendix 2: Fundraising Data Sheet for 20 Communities in the US Northeast

Appendix 3: Operating Budget Detail for New Library (in 2010 dollars)

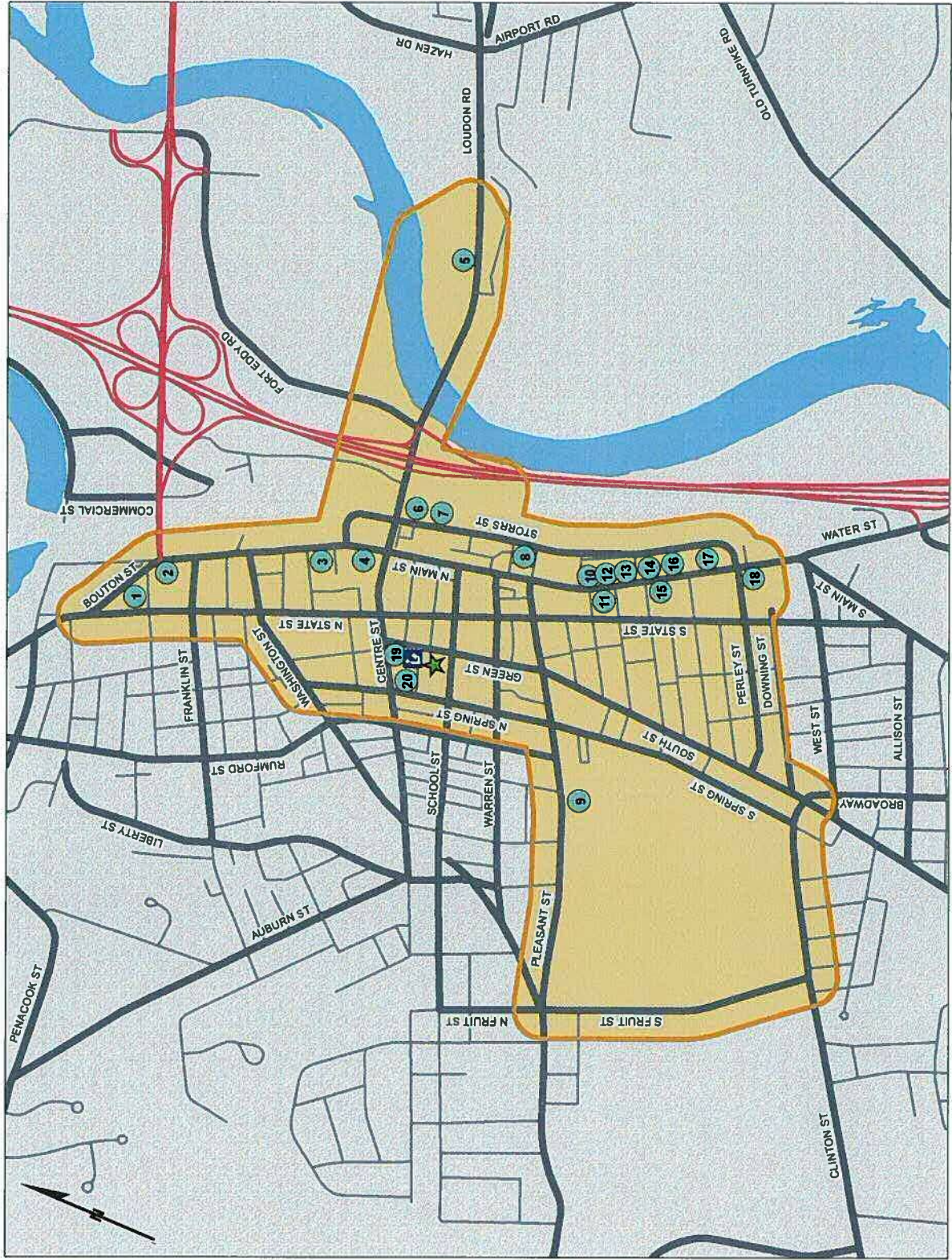
Appendix 4: Community Input Survey Results

Appendix 5: Supplemental Study of Storrs Street ADA Access Issues and Walker School prepared by J. Stewart Roberts and Associates

Appendix 6: Copy of CIP #68 (Concord Public Library) capital budget detail, as approved in FY2011 by the Concord City Council.



**APPENDIX 1  
SITE SELECTION STUDY  
STUDY AREA**





**APPENDIX 1  
SITE SELECTION STUDY  
ABBRIDGE SUMMARY FINDINGS**

The following is a brief summary of the advantages and disadvantages of the 20 potential sites examined by the Library Task Force for a new Library within Downtown Concord. This summary is meant to supplement information contained on each individual site ranking sheet, as attached.

1. Walker School:

a. Site Details:

- i. Address: 4 Church Street.
- ii. Acreage: 1.61 acres.
- iii. Existing Building S.F.: 30,000 SF.
- iv. Assessed Value (2009): \$3.7 million.
- v. Comments: The property is likely a better candidate for adaptive reuse of the existing building for residential or office space rather than a library.

b. Advantages:

- i. Property is currently tax exempt and therefore will not have any negative impact to tax rate if acquired by the City due to loss of taxable property.
- ii. Very large site; suitable acreage for building and on-site parking.
- iii. Reasonable proximity to public transit stop (CAT).
- iv. Suitable utility capacity of utilities.

c. Disadvantages:

- i. Not located within central business district, therefore will have little positive benefit for downtown businesses.
- ii. Inefficient lot shape (triangle) makes layout of new building and parking less efficient.
- iii. Historic Walker School building is not structurally suitable for reuse and would likely need to be demolished.
- iv. Uncertainty about potential purchase price.
- v. Property likely contains hazardous building materials requiring abatement.

d. Score: 190.25 of possible 276.25 points.

2. State Employees Association Building (Former NHPR):

a. Site Details:

- i. Address: 207 North Main Street.
- ii. Acreage: 0.95 acres.
- iii. Existing Building S.F.: 12,240 SF.
- iv. Assessed Value (2009): \$999,100.
- v. Comments: City's evaluation was completed prior to sale to SEA.

b. Advantages:

- i. Good lot shape (rectangle).
- ii. Suitable acreage.
- iii. Central location in community.
- iv. Ample utility capacity.

c. Disadvantages:

- i. Not located within central business district, therefore will have little positive benefit for downtown businesses.
- ii. Existing building is not suitable for library conversion.
- iii. Narrow lot width will constrain site layout.
- iv. Cumbersome vehicular access from North State Street due to configuration of I-393 intersection.
- v. Limited opportunity for on-site parking due to narrow lot configuration despite acreage.
- vi. Limited opportunities for off site parking (Church Street only).
- vii. Likely to require aerial utility relocations.
- viii. Limited opportunity for long-term expansion due to lack of off site parking.

d. Score: 173.5 of 276.25 points.

3. Merrimack County Courthouse:

a. Site Details:

- i. Address: 163 North Main Street.
- ii. Acreage: 2.15 acres.
- iii. Existing Building S.F.: 55,000 SF (2 buildings).
- iv. Assessed Value (2009): \$7.7 million.
- v. Comments: Property hosts Merrimack County Superior Court, Registry of Deeds, and Probate.

b. Advantages:

- i. Currently tax exempt and therefore will not have any negative impact to tax rate if acquired by the City due to loss of taxable property,
- ii. Very large site, ample acreage for building and on-site parking,
- iii. Very good proximity to public transit stop (CAT).
- iv. Suitable capacity of utilities.
- v. Decent – but not ideal - neighborhood context.

c. Disadvantages:

- i. The historic courthouse building is likely not structurally adequate for a library and might need to be demolished.
- ii. Acquisition would necessitate the relocation of the Superior Court, Registry of Deeds, and Probate.
- iii. Potentially high acquisition cost based upon assessed value.

d. Score: 198.75 of 276.25 points.

4. Stewart Nelson Plaza:

a. Site Details:

- i. Address: 143 North Main Street.
- ii. Acreage: 1.96 acres.
- iii. Existing Building S.F.: 41,000 SF.
- iv. Assessed Value (2009): \$5.3 million.
- v. Comments: Occupied by TD Banknorth.

b. Advantages:

- i. Very large site; suitable acreage for building and on-site parking.
- ii. Good access to public transit.
- iii. Located at very prominent intersection.
- iv. Could serve as a signature gateway redevelopment.
- v. Ample utility capacity.
- vi. Excellent neighborhood context.

c. Disadvantages:

- i. Potentially expensive acquisition.
- ii. Not as walkable as some sites due to lack of pedestrian friendliness of Loudon / Center / Main Street intersection.
- iii. Expensive site acquisition.
- iv. Potential negative impacts to businesses located at site.
- v. Potentially expensive off-site improvements for Storrs / Main and Pitman intersection realignment.
- vi. Existing building is likely not suitable for a library based on consultations with structural engineers.
- vii. Potentially expensive demolition.

d. Score: 204 of 276.25 points.

5. Everett Arena / Fire Training Grounds / Kiwanis Waterfront Park:

a. Site Details:

- i. Address: 19 Loudon Road.
- ii. Acreage: 10 acres.
- iii. Existing Building S.F.: N/A SF.
- iv. Assessed Value (2009): \$2.019 million.
- v. Comments: Current site of the Fire Training Grounds, as well as the Concord Crew boat house. The concept for this site was to develop a new library to the east of the Everett Arena on the current Fire Training Grounds.

b. Advantages:

- i. Property is City owned.
- ii. Not on tax rolls.
- iii. Served by public transit.
- iv. Ample acreage for a building and parking.
- v. Ample utility capacity.
- vi. Served by signalized driveways.
- vii. Attractive waterfront setting.

c. Disadvantages:

- i. Not in central business district.
- ii. Poor neighborhood context.
- iii. Not as “walkable” as other centrally located sites.
- iv. Necessitates expedited relocation of the Fire Training Grounds.
- v. Located within the flood plain.
- vi. Severely encumbered by the Merrimack River floodway. Development within the floodway is precluded.

d. Score: 177.25 of 276.25 points.

6. NH Community Development Finance Authority Parking Lot:

a. Site Details:

- i. Address: Storrs Street.
- ii. Acreage: 0.49 acres.
- iii. Existing Building S.F.: None.
- iv. Assessed Value (2009): \$203,900.
- v. Comments: Site is currently a parking lot.

b. Advantages:

- i. Publicly owned.
- ii. Not on tax rolls.
- iii. Centrally located.
- iv. Inexpensive compared to other properties.

c. Disadvantages:

- i. Property does not meet minimum lot area requirement.
- ii. Small size will likely constrain building footprint and preclude on-site parking.
- iii. Poor neighborhood context due to surrounding grade / land uses / and the Legislative Parking Garage.
- iv. Site is encumbered with underground utilities, which would have to be relocated or engineered around.
- v. Irregular lot shape creates inefficiencies for buildings and/or parking.
- vi. Not on public transit routes.
- vii. Very limited access to off-site public parking.

d. Score: 174.75 of 276.25 points.

7. Museum of NH History Parking Lot:

a. Site Details:

- i. Address: Storrs Street.
- ii. Acreage: 2.03 acres.
- iii. Existing Building S.F.: None.
- iv. Assessed Value (2009): \$960,300.
- v. Comments: Site is currently a parking lot.

b. Advantages:

- i. Large site, ample area for building and on-site parking.
- ii. Opportunity to redevelop underutilized property.
- iii. Relatively inexpensive compared to other options.

c. Disadvantages:

- i. Poor neighborhood context.
- ii. Legislative Parking Garage would obscure view of the building.
- iii. Negative impacts upon the Museum of NH History due to loss of parking and related revenues, as well as long-term plans for future development.
- iv. Not on public transit routes.

d. Score: 189.5 of 276.25 points.

8. Storrs Street Site: See write up in Staff Report.

9. State of NH Office Park South Campus:

a. Site Details:

- i. Address: 105 Pleasant Street (with frontage on Fruit, & Clinton Streets).
- ii. Acreage: 127 acres.
- iii. Existing Building S.F.: N/A.
- iv. Assessed Value (2009): N/A.
- v. Comments:

b. Advantages:

- i. State owned, not on tax rolls.
- ii. Ample acreage for building and parking.
- iii. Walkable to surrounding neighborhoods.
- iv. On public transit line.
- v. Served by all required utilities.

c. Disadvantages:

- i. Could require complicated negotiations with State of NH.
- ii. State Law reportedly precludes the sale of any portion of the campus to a third party, thus the City may have to settle for a long-term land lease with

- annual lease payments. This is not as desirable as fee ownership or attempt to secure a change to State Law.
- iii. Not located within central business district.

d. Score: 184.25 of 276.25 points.

10. Real Green Goods and Constantly Pizza:

a. Site Details:

- i. Address: 35 and 39 South Main Street.
- ii. Acreage: 0.34 acres.
- iii. Existing Building S.F.: 14,106.
- iv. Assessed Value (2009): \$776,600.
- v. Comments:

b. Advantages:

- i. Central location.
- ii. Access to off site parking (Capital Commons Garage and on-street parking).
- iii. Good neighborhood context.
- iv. Relatively inexpensive compared to other options.
- v. Accessed by public transit.
- vi. Helps further redevelop area targeted for revitalization.
- vii. Location compliments other arts and cultural institutions.

c. Disadvantages:

- i. Tight lot size likely precludes opportunities for onsite parking and future expansion.
- ii. Would necessitate relocation of multiple businesses.
- iii. Higher difficulty of construction due to small lot size.
- iv. The Constantly Pizza building might be considered “historic”, thereby complicating demolition efforts.

d. Score: 180.25 of 276.25 points.

11. NH Employment Security:

a. Site Details:

- i. Address: 32-34 South Main Street.
- ii. Acreage: 0.74 acres.
- iii. Existing Building S.F.: 26,000 SF.
- iv. Assessed Value (2009): \$2.1 million.
- v. Comments: Property is currently headquarters of NH Employment Security Agency.

b. Advantages:

- i. Larger site; good opportunity for on-site parking and future expansion.
- ii. Central location.
- iii. Proximity to off-site parking (Capital Commons Parking Garage and on-street parking).
- iv. Excellent neighborhood context.
- v. Property is walkable from adjacent residential neighborhoods.
- vi. Helps further redevelop area targeted for revitalization.
- vii. Redevelopment would remove an unattractive building.
- viii. Location compliments other arts and cultural institutions in this area of Downtown.

c. Disadvantages:

- i. Negotiation required with State of NH.
- ii. Would necessitate relocation of Employment Security Department. Given State budgetary issues, it is unlikely that any relocation would be a priority in the short-term.
- iii. Portion of the building will likely be considered historic; could complicate demolition efforts.
- iv. Aerial utilities along the frontage of the site would likely need to be relocated or buried.

d. Score: 201 of 276.25 points.

12. NH Book Bindery and Beneficial Life Insurance (Former Addario Property):

a. Site Details:

- i. Address: 41-45 South Main Street.
- ii. Acreage: 0.55 acres.
- iii. Existing Building S.F.: 33,980.
- iv. Assessed Value (2009): \$1.12 million.
- v. Comments:

b. Advantages:

- i. Centrally located.
- ii. Excellent with proximity to off-site parking (Capital Commons Garage and on-street parking).
- iii. Good neighborhood context.
- iv. Helps further redevelop area targeted for revitalization.
- v. Location compliments other arts and cultural institutions in vicinity.

c. Disadvantages:

- i. Smaller size than ideal.
- ii. Would necessitate relocation of businesses.
- iii. Limited opportunities for on-site parking or future expansion.
- iv. Bindery building is likely historic, could complicate demolition.

- v. Addario building was recently acquired by the Duprey Companies; a redevelopment plan is currently being formulated.
- vi. Loss of tax base.

d. Score: 189.75 of 276.25 points.

13. Sanel Block:

a. Site Details:

- i. Address: 45-49 South Main Street.
- ii. Acreage: 0.8 acres.
- iii. Existing Building S.F.: N/A.
- iv. Assessed Value (2009): \$1.254 million (recently purchased for \$1.8 million).
- v. Comments: This site had several positive characteristics and scored 211.75 of a possible 276.25 points, making it one of the Task Force's top three sites for consideration. However, given that redevelopment of the property is currently underway with a \$27 +/- million project by the Duprey Companies and CATCH Neighborhood Housing, further consideration of this property is no longer practical.

14. Pay Day Advance Loans (now Anaconda Tattoo), Beijing Tokyo, & Others:

a. Site Details:

- i. Address: 59-65.5 South Main Street.
- ii. Acreage: 0.68 acres.
- iii. Existing Building S.F.: 27,301.
- iv. Assessed Value (2009): \$1.532 million.
- v. Comments:

b. Advantages:

- i. Centrally located.
- ii. Good lot size; allows for some on-site parking and future building expansion.
- iii. Rectangular shape.
- iv. Proximity to on-street parking.
- v. Property abuts private property for which City has air rights for construction of future parking garage.
- vi. Further redevelops South Main Street.
- vii. Good proximity to public transit.
- viii. Ample utility capacity.
- ix. Location would compliment other arts and cultural institutions on South Main Street.



c. Disadvantages:

- i. Acquisition would require relocation of multiple businesses.
- ii. Property is approaching the fringe of Downtown Central Business District.
- iii. Limited opportunities for on-site parking and future building expansions.
- iv. City recently sold property abutting Storrs Street, which could have been used to support parking for this site.
- v. One of the buildings might have historic significance.
- vi. Loss of tax base.

d. Score: 190 of 276.25 points.

15. Waters Funeral Home:

a. Site Details:

- i. Address: 50 South Main Street.
- ii. Acreage: 0.79 acres.
- iii. Existing Building S.F.: 14,747.
- iv. Assessed Value (2009): \$1.182 million.
- v. Comments:

b. Advantages:

- i. Centrally located.
- ii. Rectangular shape.
- iii. Walkable from abutting residential neighborhood.
- iv. Excellent opportunity for on-site parking and future expansion.
- v. Further redevelops South Main Street.
- vi. Good proximity to public transit.
- vii. Ample utility capacity.
- viii. Location would compliment other nearby arts and cultural institutions.

c. Disadvantages:

- i. Acquisition would require relocation of existing businesses.
- ii. Property is approaching outer fringe of Downtown Central Business District.
- iii. Likely will require burial / relocation aerial utilities along frontage of property.
- iv. Buildings at the site likely have historic significance which could be controversial and impede demolition.
- v. Loss of tax base / revenues from acquisition.

d. Score: 198.5 of 276.25 points.

**16. Draft Sports Bar and Commercial Center:**

**a. Site Details:**

- i. Address: 67-79 South Main Street.
- ii. Acreage: 0.98 acres.
- iii. Existing Building S.F.: 47,613 SF.
- iv. Assessed Value (2009): \$2.2 million.
- v. Comments:

**b. Advantages:**

- i. Centrally located.
- ii. Rectangular shape.
- iii. Excellent opportunity for on-site parking and future expansions.
- iv. Further redevelops South Main Street.
- v. Good proximity to public transit.
- vi. Ample utility capacity.
- vii. Property abuts private property for which City has air rights for construction of future parking garage.
- viii. Location would compliment other nearby arts and cultural institutions.

**c. Disadvantages:**

- i. Marginal neighborhood context given current development pattern (area is in transition).
- ii. Site is on outer fringe of Downtown Central Business District.
- iii. Necessitates relocation of multiple businesses.
- iv. Potential petroleum contamination, per NHDES records.
- v. Loss of tax base.

**d. Score: 189.5 of 276.25 points.**

**17. S. Main Mobile Station, A Wig Center, Real Estate Office and Caillier's Service Station:**

**a. Site Details:**

- i. Address: 81-95 South Main Street.
- ii. Acreage: 1.27 acres.
- iii. Existing Building S.F.: 16,812.
- iv. Assessed Value (2009): \$1.85 million.
- v. Comments: Site is comprised of four parcels. Portion of site was previously owned by the City and was sold to the Duprey Companies in June 2010 to facilitate redevelopment of the Sanel Block. Total area of site sold is approximately .3 acres.

**b. Advantages:**

- i. Signature building at site could act as southern gateway to downtown; complement St. John's Church.
- ii. Large site; ample opportunity for on-site parking and future expansion.
- iii. Property abuts private property for which City has air rights for construction of future parking garage.

- iv. Rectangular shape.
- v. Excellent opportunity for on-site parking and future expansions.
- vi. Further redevelops South Main Street.
- vii. Ample utility capacity.
- viii. Location would compliment other nearby arts and cultural institutions.

c. Disadvantages:

- i. Marginal neighborhood context given current development pattern (area is in transition).
- ii. Site is not within Downtown Central Business District.
- iii. Limited access to off-site parking supply.
- iv. Necessitates relocation of multiple businesses.
- v. Loss of tax base.
- vi. Potential need to relocate aerial utilities along frontage of the property.
- vii. May require discontinuance of two small dead-end streets (Webster Lane and Turner Avenue).

d. Score: 197.25 of 276.25 points.

18. Prescription Center and Renner Lots:

a. Site Details:

- i. Address: 74-78 South Main Street.
- ii. Acreage: 1.02 acres.
- iii. Existing Building S.F.: 3,970.
- iv. Assessed Value (2009): \$818,300.
- v. Comments: Site is comprised of three parcels.

b. Advantages:

- i. Centrally located.
- ii. Rectangular shape.
- iii. Good opportunity for on-site parking and future expansion.
- iv. Further redevelops South Main Street area.
- v. Ample utility capacity.

c. Disadvantages:

- i. Poor neighborhood context given current development pattern (area is in transition).
- ii. Site is not within the central business district.
- iii. Necessitates relocation of one business and one residential unit.
- iv. Loss of tax base.
- v. Potential need to relocate aerial utilities along frontage of the property.
- vi. Poor access to off-site parking opportunities.

d. Score: 189.75 of 276.25 points.

19. Existing Library and Episcopal Diocese Building:

a. Site Details:

- i. Address: #63 and 45 Green Street, as well as #8 Prince Street.
- ii. Acreage: 1.18 acres.
- iii. Existing Building S.F.: 46,577.
- iv. Assessed Value (2009): \$1.037 million (Diocese only).
- v. Comments: The Episcopal Diocese property at 63 Green Street, which would be merged with the City's current Library property at 45 Green Street and 8 Prince Street. This option assumes adaptive reuse of the existing library and demolition of the Diocese Building.

b. Advantages:

- i. Property is within the Civic District.
- ii. Diocese property is tax exempt.
- iii. Acquisition of site may result in modestly expanded opportunities for on-site parking.

c. Disadvantages:

- i. Continued use of the existing Library would preclude long-term alternative use for other municipal purposes.
- ii. Necessitates relocation of Diocese operations.
- iii. The Diocese Building is historic and was reportedly moved to its current location by the State of New Hampshire to facilitate other development within the Civic District. Thus, demolishing it for a new library would likely be controversial.
- iv. Adaptive reuse of the Diocese building is anticipated to not be feasible due to its construction and structural floor loading issues.
- v. Site does not have access to public transit. Nearest stop is two blocks away.
- vi. Renovation and expansion of the existing Library would likely disrupt operations of the Library, which could necessitate temporary closure or relocation of Library operations.
- vii. Limited access to off-site parking remains.
- viii. Site has high groundwater table; may increase construction cost.

d. Score: 189 of 276.25 points.

20. Existing Library, Merrimack County Saving Bank Parking Lot, and Adjacent Residential Properties:

a. Site Details:

- i. Address: 45 Green Street; 8, 10, 12-14, 16 and 18 Prince Street; 60 North Spring Street.
- ii. Acreage: 1.26 acres.
- iii. Existing Building S.F.: 43,556.
- iv. Assessed Value (2009): \$886,100 million.

- v. Comments: Acquired properties would be merged with the City's current Library property at 45 Green Street and 8 Prince Street. This option assumes adaptive reuse of the existing library and demolition of structures at all acquired properties. Property at 58 North Spring Street would likely be left in order to preserve the historical streetscape and building line of North Spring Street, as well as to buffer the neighborhood to the west.
- b. Advantages:
  - i. Site is within the civic district.
  - ii. Provides adequate area for expanded building and additional on-site parking.
  - iii. Potentially less expensive option (for acquisition only) as compared to other sites.
- c. Disadvantages:
  - i. Pushes office / commercial development further west into residential neighborhoods.
  - ii. Necessitates the disruption / relocation and demolition of three residential structures, as well as a 40 +/- space parking lot owned by Merrimack County Savings Bank which supports their North Main Street Offices.
  - iii. Site does not have access to public transit. Nearest stop is two blocks away.
  - iv. Renovation and expansion of the existing Library would likely disrupt operations of the Library, which could necessitate temporary closure or relocation of Library operations.
  - v. Limited access to off-site parking remains.
  - vi. Site has high groundwater table; may increase construction cost.
- d. Score: 189 of 276.25 points.

7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>39</b>	<b>MAXIMUM SCORE = 45</b>

D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	At minimum, need to relocate Court House, possibly MCRDs. Highly complicated involving the State and County.
2. Impacts to Historic Buildings	X 1.5	0	Based on previous investigations, it is likely that the Court House would have to be demolished as floor system cannot support loads associated with Library. Alternatively, could explore gutting building and installing a steel frame with new floor plates. Very expensive.
3. Community Acceptance		1	Although the location is good, it is unlikely the community would accept demolition of the Court House. Also potentially high concessions to the County and the State would likely be unpopular.
4. Removes Slum or Blight		1	Property is not currently blighted.
5. Consistency with Land Use Plans		3	Neutral
6. Consistency with City Zoning Ordinance		5	Property is zoned CVP. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Previous investigations determined that the building would be unable to support floor loads associated with a Library. Building would have to be demolished or retrofitted with a steel frame. Very expensive.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Property is currently tax exempt due to County ownership.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Unlikely given surrounding land uses.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Moderate given surrounding business uses.
<b>Maximum Total Score</b>		<b>23</b>	<b>MAXIMUM SCORE = 57.5</b>

E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Larger site with better opportunity = higher score
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>

F. Cost	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Anticipated Difficulty of Acquisition	X 2	2	Extremely complicated, if not impossible, due to Courthouse Relocation, MCRD relocation, and County's long-term plans for the property.
2. Anticipated Purchase Price	X 3	3	\$7,700,400 Assessed Value (both lots). Likely very high due to relocation of Court and payment to County.
3. On Site Development Costs	X 1.5	1.5	Very high whether the Courthouse is preserved/renovated or demolished.
4. Off Site Development Costs	X 1.5	4.5	Relatively low, provided signal at N. Main / Storrs / Pitman is not a project cost.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated
6. Ability to Operate Existing Library During Construction Process		5	No impacts on existing library facility during construction.
<b>Maximum Total Score</b>		<b>23.5</b>	<b>MAXIMUM SCORE = 52.5</b>

Total Maximum Score Possible	198.75	TOTAL MAXIMUM SCORE = 275.25
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Site 1: Walker School Site





**Site #1: Walker School**

4 Church St / 120 North State St

Tax Map 59-3-1

FINAL

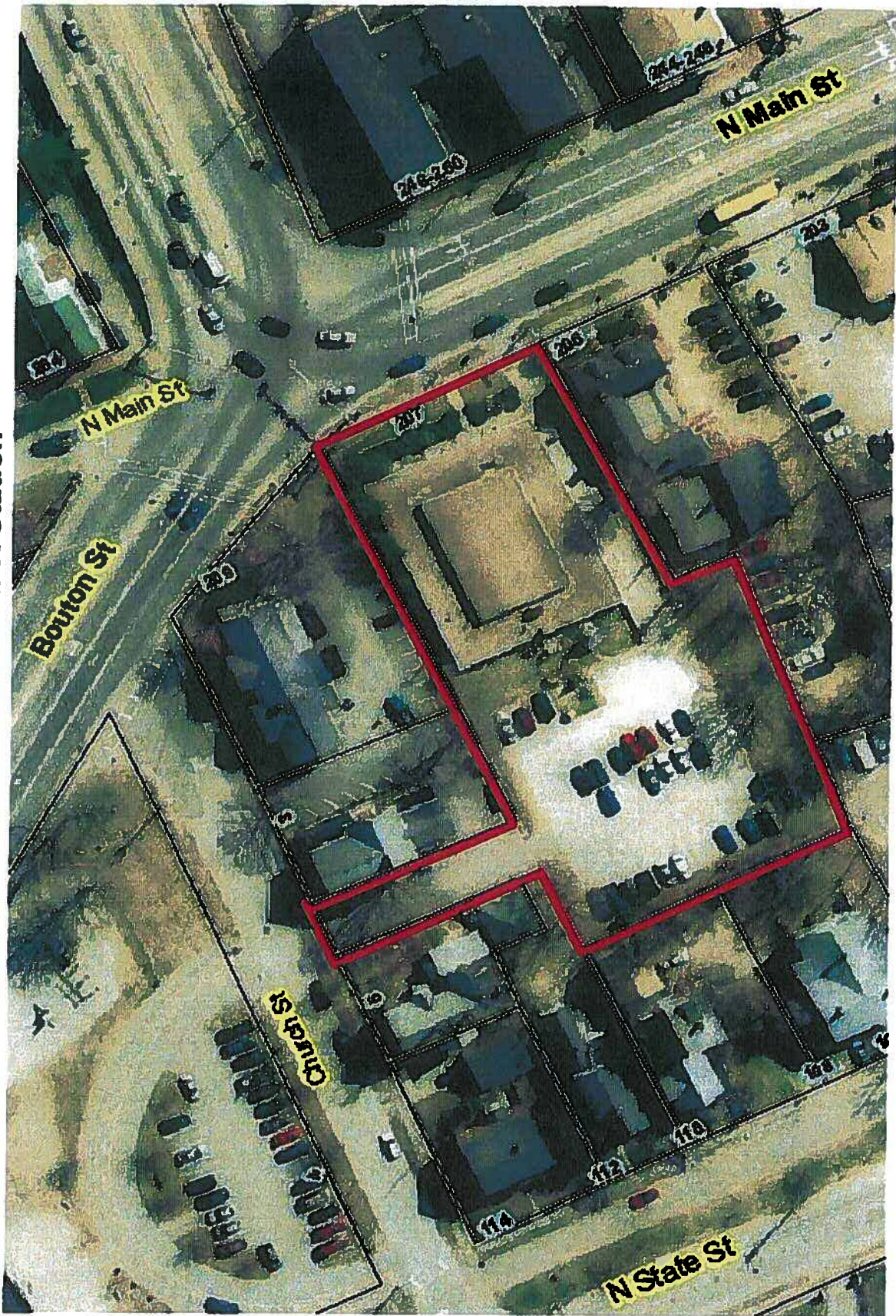
A. Orientation		Weighting	Score	Explanation
			1= Poor 3= Fair 5 = Great	
1. Located Within Downtown Central Business District	X 2	2	Not within the "heart" of Downtown.	
2. Capacity of Road Leading to Site		5	Good capacity on North State & Bouton Sts	
3. Access from Street to Site for Vehicles & Pedestrians		5	Good. Easy access from North State Street. Property is served by sidewalks.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		3	Fair. Area is a transition zone. Some larger buildings nearby (Concord Group Insurance and Church)	
Maximum Total Score		15	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score	Explanation
			1= Poor 3= Fair 5 = Great	
1. Lot Size	X 1.5	6	1.61 Acres (.6 Minimum). 1 Parcel.	
2. Lot Configuration		2	Poor. Triangular shape creates some inefficiencies for parking / building addition layout.	
3. Availability / Capacity of Municipal Water System		5	Good, 20" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Likely acceptable. 6" main.	
5. Availability / Capacity of Municipal Fiber-Optic Network		5	Already at site per Rick Wollert call 3/19/09	
6. Availability / Capacity of Telephone Service		5	No anticipated issues.	
7. Opportunity for On-Site Parking	X 1.5	7.5	Good.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	3	Fair. Some on Church and N. State Streets. No garages or major source of offsite parking near by.	
9. Proximity to Public Transit	X 1.25	3.75	Fair. Nearest stops at Franklin St or Penacook St.	
10. Opportunity for Drainage (On Site or Municipal Street System)		5	Good opportunities for on-site drainage (perVIOUS pavement, infiltration)	
11. Opportunity for Long-Term Expansion	X 1.5	4.5	Fair. Somewhat limited by triangular shape and limited off street parking	
12. Opportunity for Landscaping / Green space		5	Plenty of space	
13. Availability / Capacity of Concord Steam		0	Not available at site.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		71.75	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score	Explanation
			1= Poor 3= Fair 5 = Great	
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		4	Unlikely.	
3. Water Table		4	Anticipated to be relatively deep (10' or greater BGS)	
4. Hazardous Materials Cleanup		3	Uncertain. Possible asbestos issues with School Building, need to verify.	
5. Topography		5	Flat / gentle slop to the north east.	
6. Wetlands		5	None	
7. Flood Plain		5	None	
8. Flood Way		5	None	



9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
Maximum Total Score		41	MAXIMUM SCORE = 45
D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	School District would need to make final determination with respect to closure / consolidation of property. Site could potentially site Concord SAU Offices pending closure / consolidation plans in lieu of Dewey School.
2. Impacts to Historic Buildings	X 1.5	3	Uncertain. Building might be totally or partially demolished.
3. Community Acceptance		3	Hard to predict. Largely depends upon outcome of school consolidation project. However, location is central in community although not within "downtown".
4. Removes Slum or Blight		1	Area is not blighted.
5. Consistency with Land Use Plans		3	Neutral. Does not necessarily help or hinder
6. Consistency with City Zoning Ordinance		5	Zoned IS (Institutional) with Historic Overlay District. Note - historic overlay requires Heritage Commission approval for additions / exterior renovations.
7. Opportunity to Preserve / Re-Use Historic Buildings		5	Any plan would likely rehab Walker School, assuming floor loading could support a library.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Property is currently tax exempt because it is owned by the Concord Union School District, thus no impact to tax base.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Unlikely given development pattern of area.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		1	Marginal. Very few businesses directly abutting site.
Maximum Total Score		31	MAXIMUM SCORE = 57.5
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample opportunity.
Maximum Total Score		5	MAXIMUM SCORE = 5
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely complicated due to School District negotiations and ongoing consolidation project.
2. Anticipated Purchase Price	X 3	3	Assessed value \$3,700,500. Acquisition cost is high when compared to other options. It is unlikely that the School District would deed site to City for free.
3. On Site Development Costs	X 1.5	3	Whether building remains or is demolished, either option will likely increase costs as compared to building new.
4. Off Site Development Costs	X 1.5	6	Likely minor; however may have to review Bouton / N. State intersection left hand turn lane.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated at this time.
6. Ability to Operate Existing Library During Construction Process		5	Construction at this site would not impact operations at current location.
Maximum Total Score		26.5	MAXIMUM SCORE = 52.5
Total Maximum Score Possible		190.25	TOTAL MAXIMUM SCORE = 276.25



Site #2: Former NHPR Station





## Site #2: Former NH Public Radio

### Building

207 North Main Street

Tax Map 89-2-2

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	2	Centrally located, but not in the "heart" of Downtown.	
2. Capacity of Road Leading to Site		3	Good capacity, but very difficult intersection with Interstate 393	
3. Access from Street to Site for Vehicles & Pedestrians		1	Difficult. Frontage North Main & Church Streets	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		2	Fair to poor. Building would likely appear to be out of place given surrounding development. (historic homes and 1 story strip development)	
Maximum Total Score		8	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	4.5	0.95 Acres (Min is 0.6 Acres)	
2. Lot Configuration		3	Rectangular	
3. Availability / Capacity of Municipal Water System		5	Good 6" & 20" mains along frontage. Water service already at property.	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	10" main in N. Main Street? Sewer connection already at property.	
5. Availability / Capacity of Municipal Fiber-Optic Network		3	Would need to run from North State down Church. Not overly expensive as all lines are aerial.	
6. Availability / Capacity of Telephone Service		5	Good	
7. Opportunity for On-Site Parking	X 1.5	4.5	Fair. Decent lot size but narrow width creates challenges. Difficult driveway configuration.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	3	Very limited on-street parking located near by on Church Street.	
9. Proximity to Public Transit	X 1.25	5	Nearest Stop is Franklin Street.	
10. Opportunity for Drainage (On Site or Municipal Street System)		4	Fair.	
11. Opportunity for Long-Term Expansion	X 1.5	3	Moderate due to lack of available off street parking.	
12. Opportunity for Landscaping / Green space		3	Fair. Some challenges due to narrow width of parcel.	
13. Availability / Capacity of Concord Steam		0	Not located at site.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Believed to be available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		63	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Sandy soils.	
2. Ledge / Rock		4	Unlikely	
3. Water Table		2	Likely 7-10' BGS	

4. Hazardous Materials Cleanup		3	Unlikely. However, potential for asbestos abatement when former NHPR building is demolished.
5. Topography		5	Flat
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" Identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>39</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b> Weighting      Score 1= Poor 3= Fair 5 = Great			
1. Need to Relocate Existing Businesses	X 1.5	3	Building recently sold and is under renovation for multiple tenants.
2. Impacts to Historic Buildings	X 1.5	7.5	None - no historically significant buildings at site.
3. Community Acceptance		2	Uncertain. Not in "center of town". Difficult access.
4. Removes Slum or Blight		1	Property is not blighted
5. Consistency with Land Use Plans		3	Neutral. Not specifically explored in any current MPs.
6. Consistency with City Zoning Ordinance		5	Property is zoned CU. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Building is not historic.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	3	Property is assessed at \$999,100. This amount is relatively low compared to other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		2	Unlikely. However, potential for asbestos abatement when former NHPR building is demolished.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		2	Unlikely due to mix of surrounding property and non-pedestrian nature of area.
<b>Maximum Total Score</b>		<b>28.5</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b> Weighting      Score 1= Poor 3= Fair 5 = Great			
1. Ease of Staging / Storage of Materials		2	Not unreasonable for an urban site. However, site access for deliveries will be very challenging.
<b>Maximum Total Score</b>		<b>2</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	4	1 Owner. However, potential to relocate multiple tenants
2. Anticipated Purchase Price	X 3	9	\$999,100 Assessed Value. Relatively inexpensive compared to other sites.
3. On Site Development Costs	X 1.5	6	Minor Increased Costs for Demolition
4. Off Site Development Costs	X 1.5	1.5	Turn lane for N. Main Entrance? Potential burying of aerial utilities.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated at this time.
6. Ability to Operate Existing Library During Construction Process		5	No impact on existing library facility.
<b>Maximum Total Score</b>		<b>33</b>	<b>MAXIMUM SCORE = 52.5</b>
<b>Total Maximum Score Possible</b>		<b>173.5</b>	<b>TOTAL MAXIMUM SCORE = 276.25</b>



**Site #3: Merrimack County Court**





### Site #3: Merrimack County Courthouse

163 North Main Street  
Tax Map 46-1-1 & 46-1-11

REVISED July 16, 2009

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	6	Close to the center of Downtown, but not quite in the "heart" of the Central Business District.	
2. Capacity of Road Leading to Site		5	Good capacity on Court St, N. Main Street, Pitman Street.	
3. Access from Street to Site for Vehicles & Pedestrians		4	Fair, however entering / exiting from Pitman or Court onto North Main is difficult at peak travel times.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		5	Good. Historic neighborhood with dense development pattern and larger buildings.	
Maximum Total Score		20	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	7.5	2.15 acres. 2 Parcels. One of the larger sites under consideration.	
2. Lot Configuration		5	Good square shape	
3. Availability / Capacity of Municipal Water System		5	Currently available at site, no capacity issues anticipated.	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Currently available at site, no capacity issues anticipated.	
5. Availability / Capacity of Municipal Fiber-Optic Network		5	Already connected to Merrimack County Sheriff's office at Court House.	
6. Availability / Capacity of Telephone Service		5	Currently available at site, no capacity issues anticipated.	
7. Opportunity for On-Site Parking	X 1.5	7.5	Very good.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	4.5	Fair. On street parking available on Court, Pitman, Montgomery, & N. Main Street	
9. Proximity to Public Transit	X 1.25	6.25	CAT currently stops at Pitman Street	
10. Opportunity for Drainage (On Site or Municipal Street System)		5		
11. Opportunity for Long-Term Expansion	X 1.5	7.5	Good given size of parcel.	
12. Opportunity for Landscaping / Green space		5	Good.	
13. Availability / Capacity of Concord Steam		5	Currently available at site, no capacity issues anticipated.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		88.25	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		4	Unlikely.	
3. Water Table		3	Potentially shallow. Need to investigate.	
4. Hazardous Materials Cleanup		2	Potential asbestos if buildings are demolished or renovated.	
5. Topography		5	Flat, gentle slope to east.	
6. Wetlands		5	None	



Site #4: TD Banknorth Site





# **Site #4: Stewart Nelson Plaza (TD Banknorth)**

143 North Main Street

Tax Map 46-1-2

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2		10	Site is in center of Downtown. Perhaps most prominent intersection in City.
2. Capacity of Road Leading to Site			5	N. Main Street, Centre, Pitman Streets. Good capacity, however N. Main / Storrs / Pitman intersection needs signalization.
3. Access from Street to Site for Vehicles & Pedestrians			4	Ample frontage on North Main, Centre, Pitman. Difficult pedestrian crossing coming from the south (North Main near Siam Orchid et. al)
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			5	Good.
<b>Maximum Total Score</b>			<b>24</b>	<b>MAXIMUM SCORE = 25</b>
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5		6	1.96 Acres (Min is 0.6 Acres)
2. Lot Configuration			5	Rectangular
3. Availability / Capacity of Municipal Water System			5	Good
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good
5. Availability / Capacity of Municipal Fiber-Optic Network			2	Would need to run from intersection of Centre and North State Street. Potentially tricky as would be underground.
6. Availability / Capacity of Telephone Service			5	Currently available at site, no capacity issues anticipated.
7. Opportunity for On-Site Parking	X 1.5		7.5	Outstanding, but might be impacted by relocation of Pitman
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5		4.5	Some limited on-street parking located Centre, Pitman, North Main. Competition with Merrimack County Court for On-Street Parking at peak demand.
9. Proximity to Public Transit	X 1.25		6.25	Excellent. Nearest Stop is Park & North Main
10. Opportunity for Drainage (On Site or Municipal Street System)			5	Ample opportunity given lot area.
11. Opportunity for Long-Term Expansion	X 1.5		7.5	Ample opportunity given lot area.
12. Opportunity for Landscaping / Green space			5	Ample opportunity given lot area.
13. Availability / Capacity of Concord Steam			3	
14. Availability / Capacity of Electric Service			5	Currently available at site, no capacity issues anticipated.
15. Availability / Capacity of Natural Gas			5	Currently available at site, no capacity issues anticipated.
16. Availability / Capacity of Cable TV Service			5	Currently available at site, no capacity issues anticipated.
<b>Maximum Total Score</b>			<b>81.75</b>	<b>MAXIMUM SCORE = 91.25</b>
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Glacial till, urban fill.
2. Ledge / Rock			5	Unlikely.
3. Water Table			3	Potentially shallow. Will require further investigation.



4. Hazardous Materials Cleanup		4	Unlikely; however, potential for asbestos abatement within existing building.
5. Topography		5	Flat
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	No Known Records identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>42</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b> <div> <div>Weighting</div> <div>Score</div> <div>1= Poor</div> <div>3= Fair</div> <div>5 = Great</div> </div> <div>Explanation</div>			
1. Need to Relocate Existing Businesses	X 1.5	1.5	Need to relocate TD Banknorth. Bank reportedly has a very long-term lease.
2. Impacts to Historic Buildings	X 1.5	7.5	None - no historically significant buildings at site
3. Community Acceptance		3	Likely to be viewed as good location; however possible negative reaction due to cost.
4. Removes Slum or Blight		1	Property is not overly attractive. However, it is not blighted
5. Consistency with Land Use Plans		5	Consistent with plans.
6. Consistency with City Zoning Ordinance		5	Zoned CU, libraries are permitted.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	No historic buildings at site.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	1.5	Property has value of \$5,314,300 Assessed Value. This is one of the higher assessed value parcels under consideration.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		3	Likely to be neutral. Only property really needing redevelopment nearby are Vegas Block and Zachos properties.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Moderate. Closer to downtown thus might have some positive impact on businesses north of Eagle Square.
<b>Maximum Total Score</b>		<b>30.5</b>	<b>MAXIMUM SCORE = 67.5</b>
<b>E. Construction Considerations</b> <div> <div>Weighting</div> <div>Score</div> <div>1= Poor</div> <div>3= Fair</div> <div>5 = Great</div> </div> <div>Explanation</div>			
1. Ease of Staging / Storage of Materials		5	Larger site with better opportunity = higher score
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	4	1 Owner, however must relocate tenants. Based on research for court house project, TD Banknorth has very long-term lease which would need to be bought out.
2. Anticipated Purchase Price	X 3	3	\$5,314,300 Assessed Value. Sales price potentially higher. More expensive compared to other options.
3. On Site Development Costs	X 1.5	3	Increased Cost for Significant Demolition of concrete building.
4. Off Site Development Costs	X 1.5	3	Storrs / North Main / Pitman Signal, Realignment of Pitman
5. Anticipated Need to Negotiate With Abutters	X 1.5	3	Possible need to work with Concord Housing Authority and Merrimack County on relocation of Pitman. May require a land swap in order to maintain on-site parking at Stewart Nelson site for Library.
6. Ability to Operate Existing Library During Construction Process		5	No impact on existing facility during construction.
<b>Maximum Total Score</b>		<b>21</b>	<b>MAXIMUM SCORE = 52.5</b>
<b>Total Maximum Score Possible</b>		<b>204.25</b>	<b>TOTAL MAXIMUM SCORE = 275.25</b>

**Site #5: Everett Arena**





**Site #5: Everett Arena (Fire Training Grounds Parcel)**

19 Loudon Road

Tax Map 114-3-2

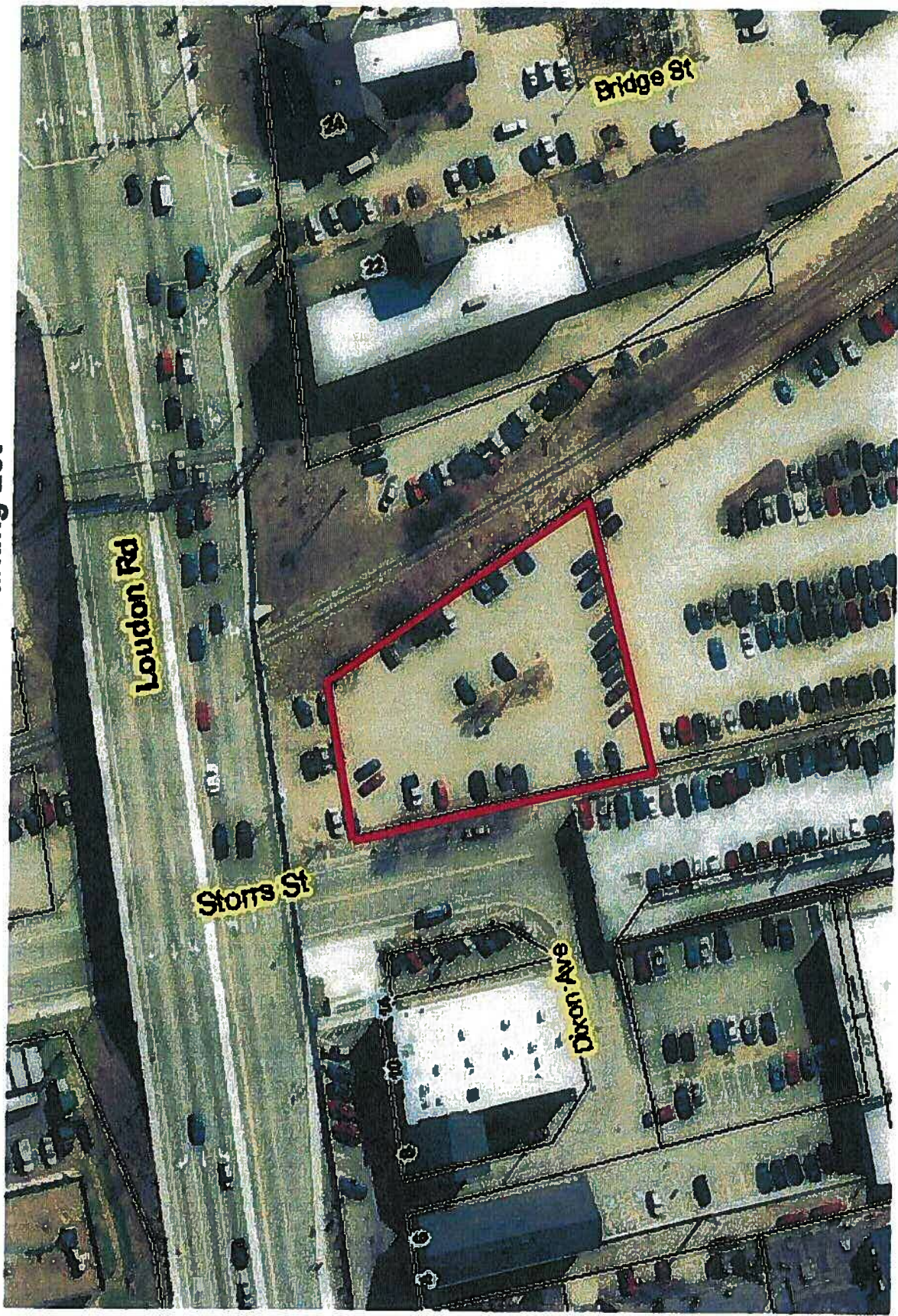
**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Located Within Downtown Central Business District	X 2	2	Not located within Downtown CBD	
2. Capacity of Road Leading to Site		2	Loudon Road has capacity issues, especially near I-93 at peak travel times.	
3. Access from Street to Site for Vehicles & Pedestrians		5	Good. Traffic signals at each driveway.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		1	Poor. Library would appear "out of place" next to Arena and strip commercial development. However, frontage on River is attractive.	
Maximum Total Score		10	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Lot Size	X 1.5	7.5	10.1 acres. (Former Fire Training Ground site only, not Arena parcel as it is fully developed)	
2. Lot Configuration		5	Nice square shape.	
3. Availability / Capacity of Municipal Water System		5	Currently available at site, no capacity issues anticipated.	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Currently available at site, no capacity issues anticipated.	
5. Availability / Capacity of Municipal Fiber-Optic Network		5	Arena is already connected to the City's Fiber network.	
6. Availability / Capacity of Telephone Service		5	Currently available at site, no capacity issues anticipated.	
7. Opportunity for On-Site Parking	X 1.5	7.5	Excellent.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	0	Poor. No on-street parking nearby.	
9. Proximity to Public Transit	X 1.25	6.25	Concord Area Transit currently stops at the Arena.	
10. Opportunity for Drainage (On Site or Municipal Street System)		3	Ample lot area for on-site drainage; however high water table may pose challenges.	
11. Opportunity for Long-Term Expansion	X 1.5	7.5	Excellent.	
12. Opportunity for Landscaping / Green space		5	Excellent.	
13. Availability / Capacity of Concord Steam		0	Not available at site.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		76.75	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Soil type		2	Silt, urban fill, glacial till. High possibility of needing alternative foundation design (piles, etc.) Concern about building settlement due to silt.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		1	Likely very shallow due to proximity of the Merrimack River.	
4. Hazardous Materials Cleanup		1	Known landfill conditions at Kiwanis Park may spill onto property.	
5. Topography		5	Flat	

6. Wetlands		3	Small pocket along easterly boundary. Also Merrimack River. Modest impact on development potential.
7. Flood Plain		1	Property is located in flood plain.
8. Flood Way		1	Floodway encumbers significant portion of site; development virtually impossible.
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>24</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b> Weighting      Score 1= Poor 3= Fair 5 = Great			
1. Need to Relocate Existing Businesses	X 1.5	1.5	Depending upon timing, could cause expedited relocation of Fire Training Grounds at significant public cost (\$1,000,000 +/-). Need to also explore potential impacts to Arena, boat house, and skate park.
2. Impacts to Historic Buildings	X 1.5	3	No buildings impacted. However, possible concerns about archeological resources due to proximity to river.
3. Community Acceptance		3	Uncertain. Change of plans from field based recreation will likely upset some segments of the community.
4. Removes Slum or Blight		1	Site is currently vacant, except parking and newly constructed Concord Crew Boat House
5. Consistency with Land Use Plans		1	Not consistent with long-term Master Plan for Arena, or City recreation master plan. (Currently field based recreation is planned for property)
6. Consistency with City Zoning Ordinance		1	Property is zoned IS, libraries are permitted. However, reduced score due to Floodway Zoning.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	No opportunity.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Property is owned by the City and not on tax rolls.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Unlikely
10. Likelihood of Project Having Positive Impact on Abutting Businesses		2	Slim. Some potential benefit to the arena is plausible.
<b>Maximum Total Score</b>		<b>21</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b> Weighting      Score 1= Poor 3= Fair 5 = Great			
1. Ease of Staging / Storage of Materials		5	Plenty of opportunity.
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	4	Site is currently owned by City. However, will necessitate relocation of the Fire Training Grounds as part of project.
2. Anticipated Purchase Price	X 3	15	"Free". Site is currently owned by the City. (Assessed Value = \$2,019,800). However, need to consider opportunity costs for alternative uses of the property.
3. On Site Development Costs	X 1.5	1.5	Likely very high due to Floodway, soils, groundwater.
4. Off Site Development Costs	X 1.5	7.5	None anticipated.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated
6. Ability to Operate Existing Library During Construction Process		5	Will not have any impact on the ability to operate existing facility during construction.
<b>Maximum Total Score</b>		<b>40.5</b>	<b>MAXIMUM SCORE = 52.5</b>
<b>Total Maximum Score Possible</b>		<b>177.25</b>	<b>TOTAL MAXIMUM SCORE = 276.25</b>



Site #6: NH CDFA Parking Lot





# Site #6: NH CDFA Parking Lot

Storrs Street

Tax Map 36B-1-2

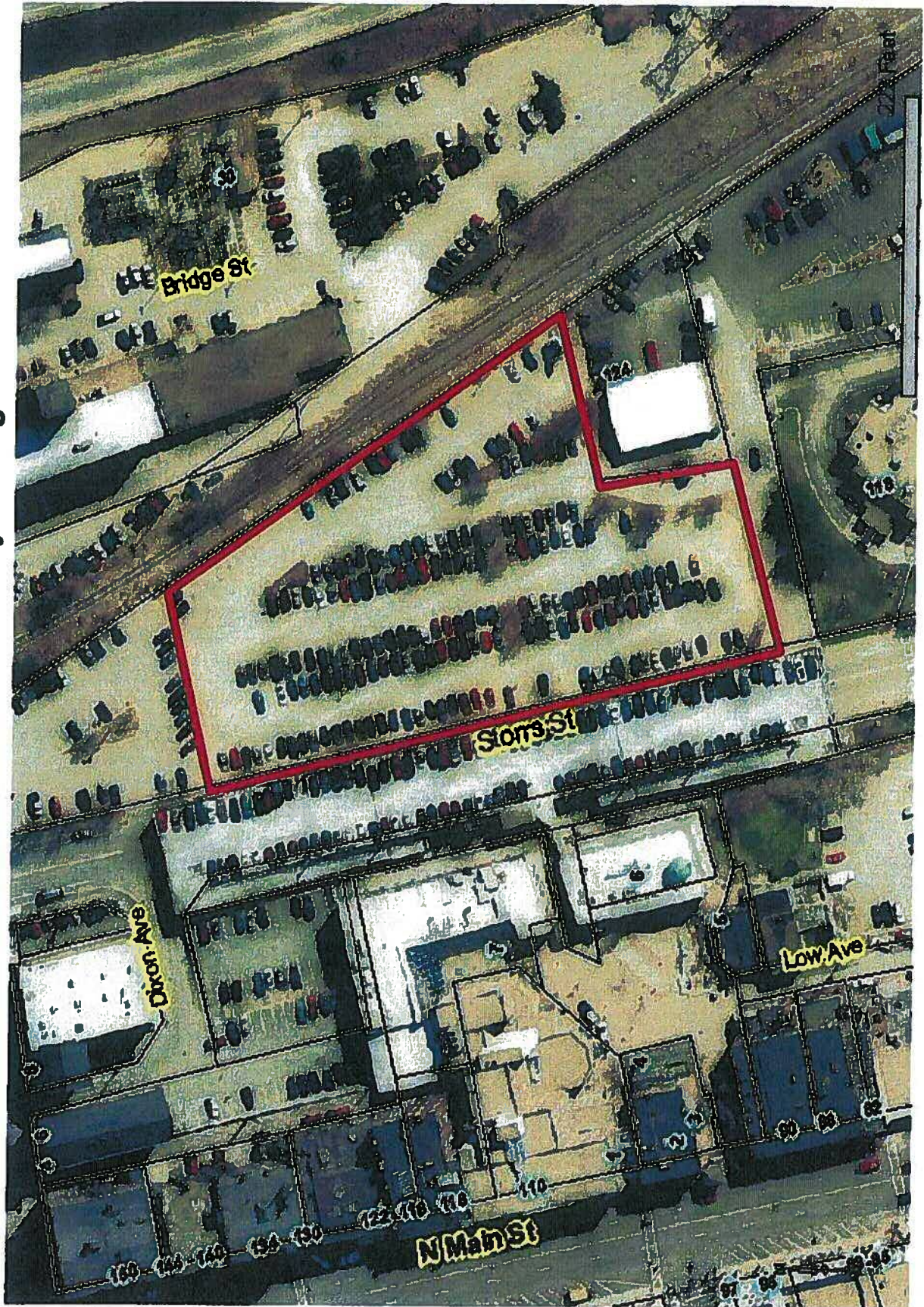
FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	10	Located in the "heart" of the Central Business District.	
2. Capacity of Road Leading to Site		4	Good capacity on Storrs Street; Storrs St / N. Main St Signalization Needed.	
3. Access from Street to Site for Vehicles & Pedestrians		3	Fair, but not ideal (Bridge St overpass)	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		1	Poor. Concern about adjacent rail line (noise & vibration) and need for quiet surroundings. Bridge Street over pass will detract from architecture.	
Maximum Total Score		18	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	0	.49 Acres (0.6 Minimum). Property does not meet minimum lot area.	
2. Lot Configuration		3	Somewhat irregular.	
3. Availability / Capacity of Municipal Water System		5	Good, 6" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		2	Good, but site encumbered with sewer lines.	
5. Availability / Capacity of Municipal Fiber-Optic Network		2	Would have to be extended from Depot Street.	
3. Availability / Capacity of Telephone Service		5	Currently available at site, no capacity issues anticipated.	
7. Opportunity for On-Site Parking	X 1.5	1.5	Poor.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	4.5	Fair. Some on street parking available on Storrs Street and under Bridge St over pass	
9. Proximity to Public Transit	X 1.25	1.25	Property is not on CAT bus line. Nearest stop is Eagle Sq on S. Main Street.	
10. Opportunity for Drainage (On Site or Municipal Street System)		3	Would need to rely upon municipal street drain system due to lot size and high groundwater table.	
11. Opportunity for Long-Term Expansion	X 1.5	1.5	Poor. Site is too small. Hemmed in by rail road tracks and bridge street overpass.	
12. Opportunity for Landscaping / Green space		2	Limited.	
13. Availability / Capacity of Concord Steam		5	Currently available at site, no capacity issues anticipated.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		50.75	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		1	Anticipated to be relatively shallow (within 5-7 feet BGS)	
4. Hazardous Materials Cleanup		2	Probable given site's historical use as rail yard & adjacent rail line (coal ash)	
5. Topography		5	Flat	

6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
Maximum Total Score		38	MAXIMUM SCORE = 45
D. Economic & Social Considerations		Weighting	Score 1= Poor 3= Fair 5 = Great
			Explanation
1. Need to Relocate Existing Businesses	X 1.5	3	Need to find alternative parking for the NHCDFA - a challenge for this end of downtown.
2. Impacts to Historic Buildings	X 1.5	7.5	None
3. Community Acceptance		3	Fair. Location is not ideal, but could be viewed as reasonable.
4. Removes Slum or Blight		1	Property is not currently blighted.
5. Consistency with Land Use Plans		4	Development would be consistent with 2006 Opportunity Corridor MP
6. Consistency with City Zoning Ordinance		5	Property is zoned OCP. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	No historic buildings at site.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Property is currently assessed at \$203,000. Amount of tax base lost is very low compared to other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		2	Unlikely. However, in the long-term, a Library may put additional pressure on State to demolish Storrs St Garage or help encourage redevelopment of NH Historical society parking lot.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		2	Potential negative impact to CDFA's long term plans for Dixon Ave properties.
Maximum Total Score		35	MAXIMUM SCORE = 57.5
E. Construction Considerations		Weighting	Score 1= Poor 3= Fair 5 = Great
			Explanation
1. Ease of Staging / Storage of Materials		1	Very small. Would be tight assuming a 15,000 SF +/- building foot print.
Maximum Total Score		1	MAXIMUM SCORE = 5
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	6	Complicated, but not impossible. Need to negotiate new parking arrangement with NHCDFA
2. Anticipated Purchase Price	X 3	12	Assessed value \$203,900. Sale price likely higher, but still "inexpensive" compared to other options
3. On Site Development Costs	X 1.5	4.5	Relatively low; however concerns about groundwater and remediation of potential contamination and high groundwater.
4. Off Site Development Costs	X 1.5	3	Potential need to relocate cross country sewer main and or aerial utilities along Storrs St.
5. Anticipated Need to Negotiate With Abutters	X 1.5	1.5	Need to talk with abutters about potential relocation of cross country sewer main.
6. Ability to Operate Existing Library During Construction Process		5	
Maximum Total Score		32	MAXIMUM SCORE = 52.5
Total Maximum Score Possible		174.75	TOTAL MAXIMUM SCORE = 278.25



Site #7: NH Historical Society Parking Lot





# Site #7: NH Historical Society Parking

## Lot

Storrs Street

Tax Map 35B-1-5

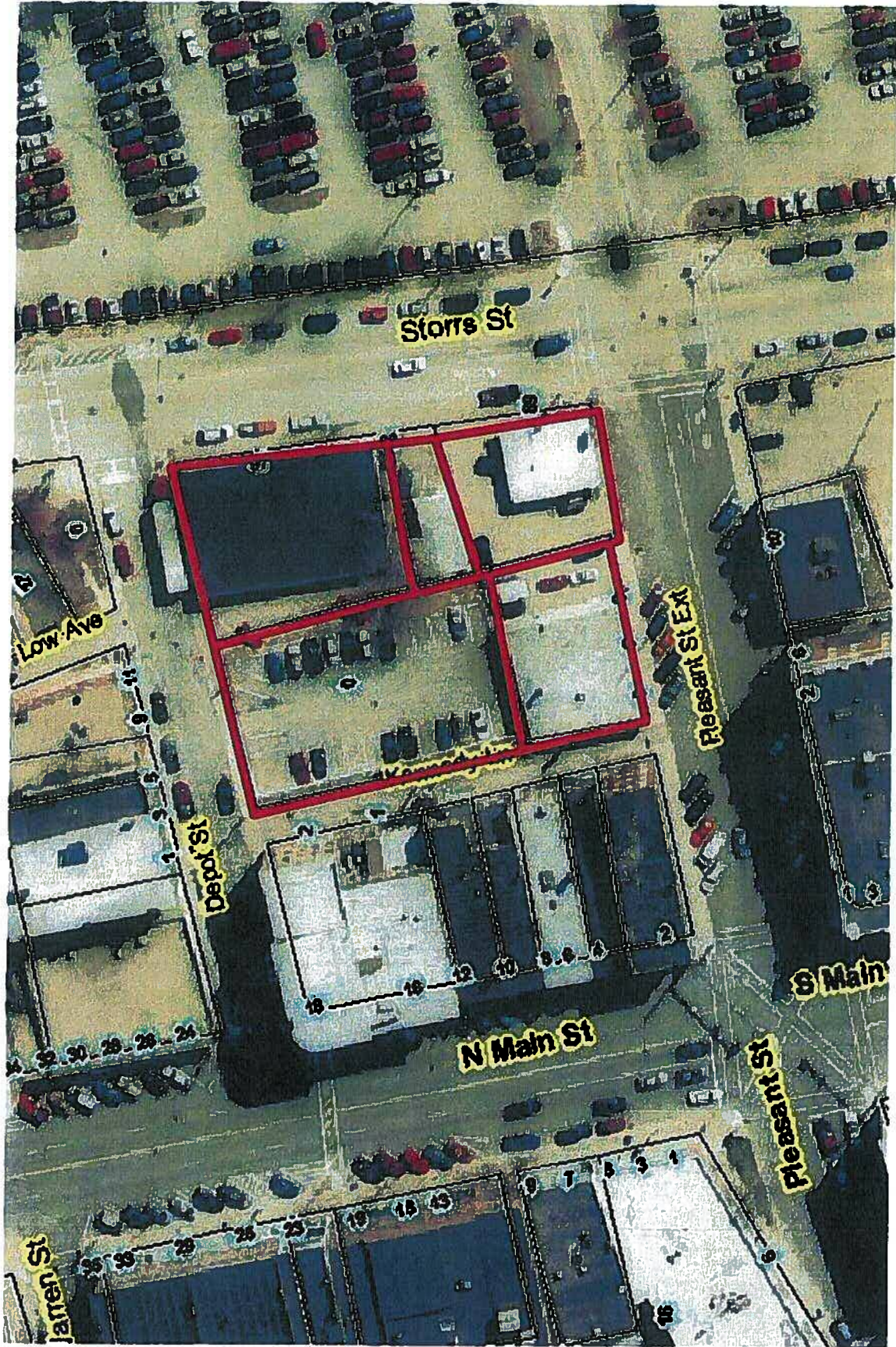
FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	10	Located in the "heart" of the Central Business District.	
2. Capacity of Road Leading to Site		4	Good capacity on Storrs Street; Storrs St / N. Main St Signalization Needed.	
3. Access from Street to Site for Vehicles & Pedestrians		3	Not ideal due to preceptions created by Legislative Parking Deck over Storrs St.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		1	Poor. Concern about adjacent rail line (noise & vibration) and need for quiet surroundings. Site also obstructed by State of NH Parking Deck over Storrs St. Weed Automotive butler building.	
Maximum Total Score		18	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	7.5	2.03 Acres (0.6 Minimum).	
2. Lot Configuration		4	Good, although somewhat irregular.	
3. Availability / Capacity of Municipal Water System		5	Good, 6" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		2	Good, but site encumbered with cross country lines	
5. Availability / Capacity of Municipal Fiber-Optic Network		2	Would have to be extended from Depot Street	
6. Availability / Capacity of Telephone Service		5	Currently available at site, no capacity issues anticipated.	
7. Opportunity for On-Site Parking	X 1.5	7.5	Very good, large site.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	4.5	Fair. Some on street parking available on Storrs Street and under Bridge St over pass	
9. Proximity to Public Transit	X 1.25	2.5	Property is not on CAT bus line. Nearest stop is Eagle Sq on S. Main Street.	
10. Opportunity for Drainage (On Site or Municipal Street System)		3	Large lot area and possibility for pervious pavement. Likely high water table. Might have to solely rely upon municipal system.	
11. Opportunity for Long-Term Expansion	X 1.5	7.5	Good, ample lot area.	
12. Opportunity for Landscaping / Green space		3	Fair	
13. Availability / Capacity of Concord Steam		4		
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		72.5	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		1	Anticipated to be relatively shallow (within 5-7 feet BGS)	
4. Hazardous Materials Cleanup		2	Likely contamination due to historical use as rail yard & adjacent rail line (coal ash)	
5. Topography		5	Flat	
6. Wetlands		5	None	
7. Flood Plain		5	None	

8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>38</b>	<b>MAXIMUM SCORE = 45</b>
D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	Severe. Parking provides significant revenue to NH Historical Society to subsidize the museum.
2. Impacts to Historic Buildings	X 1.5	7.5	None
3. Community Acceptance		1	Low. Good location, but concern about State of NH Storrs St garage obscuring frontage. Also concerned about adjacent rail line (noise, vibration).
4. Removes Slum or Blight		1	Property is not currently blighted.
5. Consistency with Land Use Plans		5	Development would be consistent with 2006 Opportunity Corridor MP
6. Consistency with City Zoning Ordinance		5	Property is zoned OCP. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	No historic buildings at site.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	4.5	Low / moderate impact. Property is currently assessed at \$960,000. Amount of tax base lost is very low compared to other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		5	Project could help leverage construction of replacement parking deck with NH Legislature, NH CDFA, and NH Historical Society. Could also leverage development on Lowe Ave, Dubois, and Dixon Ave. If Legislative Parking Deck is demolished as part of the project.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		2	Not as substantial as other opportunities due to relatively isolated location. Could have positive impact on businesses within Eagle Square, if Legislative Parking Deck is demolished as part of project.
<b>Maximum Total Score</b>		<b>32.5</b>	<b>MAXIMUM SCORE = 57.5</b>
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample opportunity due to size of parcel.
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Complicated. Need to work with NH Historical Society on alternative parking arrangement for their Eagle Sq tenants.
2. Anticipated Purchase Price	X 3	9	Assessed value \$960,300. Sale price likely higher, but still "inexpensive" compared to other options
3. On Site Development Costs	X 1.5	4.5	Relatively low, however concerns about groundwater and remediation of potential contamination.
4. Off Site Development Costs	X 1.5	1.5	Need to work with businesses in Eagle Sq re new parking arrangement. Explore new parking deck joint venture with State of NH, Historical Society, and City?
5. Anticipated Need to Negotiate With Abutters	X 1.5	1.5	Need to work with businesses in Eagle Sq re new parking arrangement. Explore new parking deck joint venture with State of NH, Historical Society, and City?
6. Ability to Operate Existing Library During Construction Process		5	
<b>Maximum Total Score</b>		<b>23.5</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		189.5	TOTAL MAXIMUM SCORE = 276.25



**Site #8: "Storrs Street" Site**





## Site #8: Storrs Street Site

97 Storrs Street (Concord Antique Gallery)

93 Storrs Street (Eagle Copy)

39 Storrs Street (Mr. Tux)

5-9 Pleasant Ext (Lillios Multi-Tenant)

8 Depot Street (REIT Capital Plaza Parking Lot)

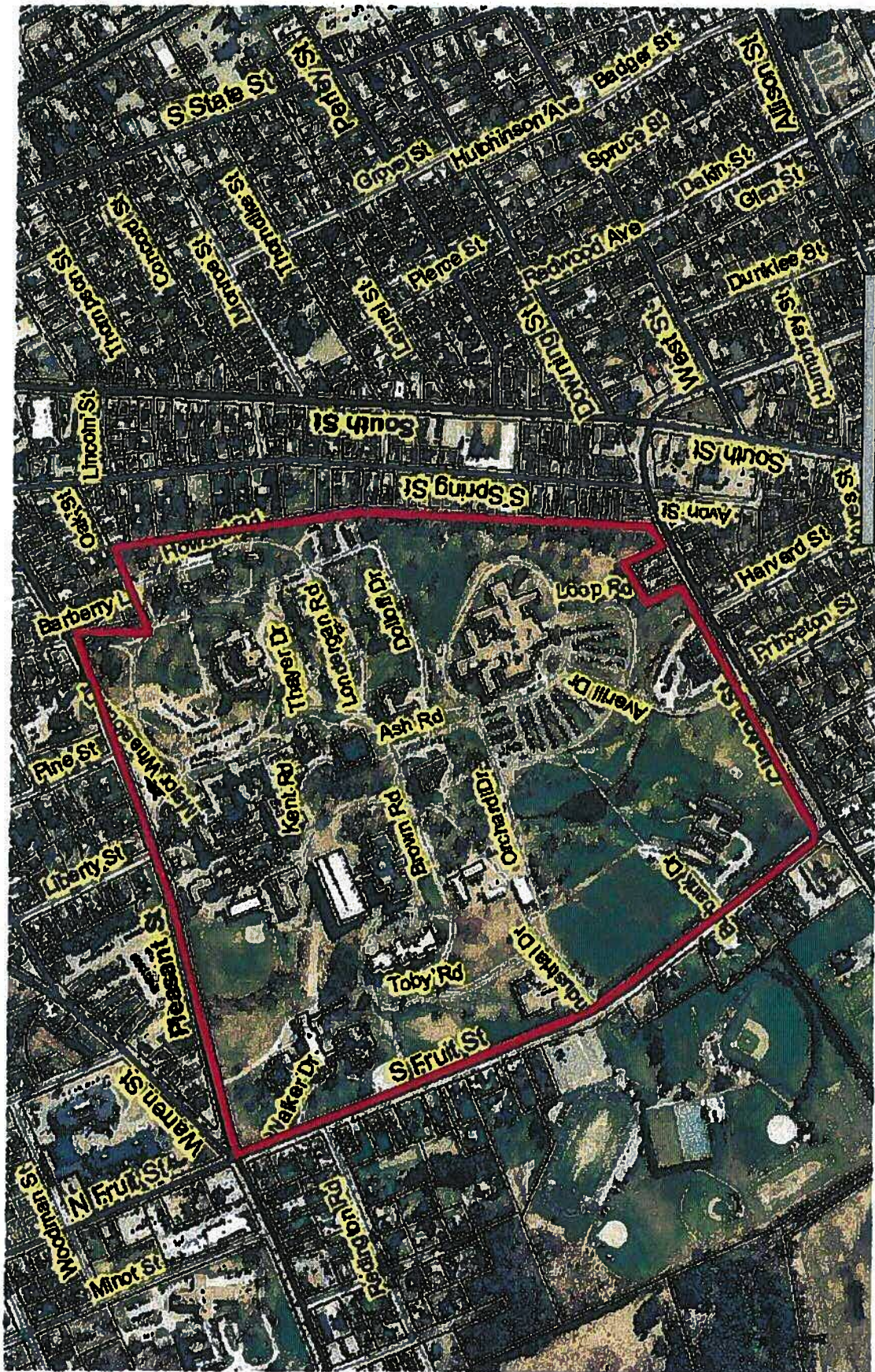
**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2		10	Heart of Downtown Cent. Business District
2. Capacity of Road Leading to Site			5	Plenty of capacity on Storrs & Pleasant Ext.
3. Access from Street to Site for Vehicles & Pedestrians			5	Frontage on all 4 sides of site
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			5	Very good. Compliments Cheers and Endicott Hotel buildings.
Maximum Total Score			25	<b>MAXIMUM SCORE = 25</b>
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5		4.5	0.76 Acres per City GIS. (Min is 0.6 Acres). Site comprised of 5 parcels. Not as large as some other sites.
2. Lot Configuration			5	Excellent. Very rectangular.
3. Availability / Capacity of Municipal Water System			5	
4. Availability / Capacity of Municipal Sanitary Sewer System			5	
5. Availability / Capacity of Municipal Fiber-Optic Network			5	
3. Availability / Capacity of Telephone Service			5	
7. Opportunity for On-Site Parking	X 1.5		7.5	Good, concepts indicate that roughly 40 spaces can be achieved.
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5		7.5	Plenty of on-street parking on Depot, Storrs, and Pleasant Ext. Also adjacent to 516 space Capital Commons Garage.
9. Proximity to Public Transit	X 1.25		6.25	Excellent. Stops at Capitol Shopping Plaza and Pitchfork Records.
10. Opportunity for Drainage (On Site or Municipal Street System)			5	
11. Opportunity for Long-Term Expansion	X 1.5		4.5	Good, but will likely result in loss of parking unless expansion is vertical.
12. Opportunity for Landscaping / Green space			5	
13. Availability / Capacity of Concord Steam			4	
14. Availability / Capacity of Electric Service			5	Currently available at site, no capacity issues anticipated.
15. Availability / Capacity of Natural Gas			5	Currently available at site, no capacity issues anticipated.
16. Availability / Capacity of Cable TV Service			5	Currently available at site, no capacity issues anticipated.
Maximum Total Score			84.25	<b>MAXIMUM SCORE = 91.25</b>
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Sandy, glacial till.
2. Ledge / Rock			5	Unlikely based on experience at Capital Commons.
3. Water Table			2	Likely 5-7' below ground surface (BGS) at Storrs St
4. Hazardous Materials Cleanup			1	Possible per Level 1 ESAs commissioned in 2008. Also, likely asbestos abatement as part of demolition.

5. Topography		5	Very good. Allows for multiple main entrances at different grades.
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	No Known Records identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>38</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	3	Somewhat challenging, as at least 4 businesses are impacted. However, all property owners except Lillios have expressed interest in "lease back" arrangement during fundraising and design process in order to allow tenants time to find new locations.
2. Impacts to Historic Buildings	X 1.5	7.5	None - no historically significant buildings at site.
3. Community Acceptance		5	Likely to be viewed as good location
4. Removes Slum or Blight		5	Redevelops underutilized / unattractive properties
5. Consistency with Land Use Plans		5	Consistent with 1997 Downtown MP & 2006 Opportunity Corridor MP
6. Consistency with City Zoning Ordinance		5	Property is zoned Central Business Performance (CBP). Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	No historic buildings at site.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	3	Property is currently assessed at \$1.529 million. Amount of tax base lost is very low compared to other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		5	Could serve as catalyst for redevelopment to west along North Main Street (Pitchfork Records, Waits Sporting Goods Block)
10. Likelihood of Project Having Positive Impact on Abutting Businesses		5	Project is close to several restaurants and retailers.
<b>Maximum Total Score</b>		<b>43.5</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample opportunity due to size of parcel.
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	2	5 separate parcels requires 5 separate negotiations. May require eminent domain for Lillios parcel.
2. Anticipated Purchase Price	X 3	6	\$2.14 Million per June 2008 Appraisals
3. On Site Development Costs	X 1.5	3	Some increased costs due to water table, topography, demolition & cleanup
4. Off Site Development Costs	X 1.5	3	Aerial utility relocations will likely be required along Storrs St frontage. Also, likely need to reconstruct Kennedy Lane.
5. Anticipated Need to Negotiate With Abutters	X 1.5	3	May need to work with abutters on disposition of Kennedy Lane.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Maximum Total Score</b>		<b>22</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		217.75	TOTAL MAXIMUM SCORE = 276.25



Site #9: State of NH Office Park South





# Site #9 State Office Park South (Pleasant Street & Fruit Street)

Fruit Street & Pleasant Street

Tax Map

FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	2	Not located within Downtown Central Business District	
2. Capacity of Road Leading to Site		3	Current capacity issues with Fruit & Pleasant Streets	
3. Access from Street to Site for Vehicles & Pedestrians		3	Uncertain. Might be acceptable if not located deep within the campus.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		5	A new Library would likely fit with current architectural theme of the campus (multistory, brick buildings)	
Maximum Total Score		13	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	7.5	127 acres per City GIS. Minimum is 0.6 acres.	
2. Lot Configuration		5	Very good.	
3. Availability / Capacity of Municipal Water System		5		
4. Availability / Capacity of Municipal Sanitary Sewer System		5		
5. Availability / Capacity of Municipal Fiber-Optic Network		3	Need to verify that Fiber is on Pleasant St	
6. Availability / Capacity of Telephone Service		5		
7. Opportunity for On-Site Parking	X 1.5	7.5	Large site, likely ample opportunity.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	1.5	Marginal. Some opportunity on Fruit and Pleasant St. Potential parking conflicts with the High School.	
9. Proximity to Public Transit	X 1.25	6.25	Concord Area Transit currently serves the State Office Park	
10. Opportunity for Drainage (On Site or Municipal Street System)		5	Plenty of area; however potential groundwater challenges on site due to Bow Brook.	
11. Opportunity for Long-Term Expansion	X 1.5	5	Large site.	
12. Opportunity for Landscaping / Green space		5	Large site.	
13. Availability / Capacity of Concord Steam		5	Currently available at site, no capacity issues anticipated.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		80.75	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		3	Mix of soils at site, including some wetland.	
2. Ledge / Rock		3	Potential, depending upon exact placement at site.	
3. Water Table		1	Likely shallow due to Bow Brook	
4. Hazardous Materials Cleanup		1	Potential due to historic uses and age of structures.	
5. Topography		5	Gentle slopes.	
6. Wetlands		2	Bow Brook.	
7. Flood Plain		5	None	

8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" Identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>30</b>	<b>MAXIMUM SCORE = 45</b>
D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	Would need to discuss with State of NH. Possible Impacts for Campus Master Plan and long-term planning.
2. Impacts to Historic Buildings	X 1.5	4.5	Unclear. Depends upon whether an existing building is demolished or renovated.
3. Community Acceptance		3	Uncertain. Depends upon outcome of negotiations with State of New Hampshire.
4. Removes Slum or Blight		1	Not consistent with State of NH MP for Campus
5. Consistency with Land Use Plans		5	Property is zoned Institutional (IS). Libraries are a permitted use.
6. Consistency with City Zoning Ordinance		0	Though there is a large supply of historic buildings at the campus, its likely the City would want to build new.
7. Opportunity to Preserve / Re-Use Historic Buildings	X 1.5	7.5	The vast majority of the campus is currently tax exempt due to governmental use. Thus, no negative affect on tax base.
8. Amount of property tax based (assessed value) lost due to acquisition.		7.5	Property is currently tax exempt - no loss of tax revenues would accrue from purchase.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Low as the campus, though close to downtown, is generally isolated from mercantile activity.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		1	Less dramatic impact due to small number of retailers nearby as compared to the Central Business District.
<b>Maximum Total Score</b>		<b>32</b>	<b>MAXIMUM SCORE = 57.5</b>
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample opportunity due to size of parcel.
<b>Maximum Total Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely very challenging. State Law prohibits sale of any portion of the campus; however 100 Year lease might be possible.
2. Anticipated Purchase Price	X 3	3	Uncertain. Likely to be long-term lease (100 years) with annual payments. City could still be making lease payments long after bonds for project are paid off. Such a situation would not be ideal.
3. On Site Development Costs	X 1.5	4.5	Some increased costs due to water table, spotty ledge, topography, potential demolition & cleanup. All depends on specific site at the campus.
4. Off Site Development Costs	X 1.5	1.5	Conceivable that project might necessitate installation of a traffic signal at Fruit Street and Industrial Drive
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Maximum Total Score</b>		<b>23.5</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		184.25	TOTAL MAXIMUM SCORE = 276.25



Site #10: Wine Store / Constantly Pizza





# Site #10: Wine Shop & Constantly Pizza

35 - 39.5 South Main Street

Tax Map 34-4-1 & 34-4-8

REVISED July 18, 2009

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	10	Centrally located, but not in the "heart" of Downtown	
2. Capacity of Road Leading to Site		5	Good capacity on S. Main Street. Limited on Hills Avenue (narrow).	
3. Access from Street to Site for Vehicles & Pedestrians		5	Ample opportunity from S. Main Street for access.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		5	Great	
Maximum Total Score		25	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	0	0.34 Acres per City GIS. Minimum is 0.6 acres. Site is too small to accommodate building with parking.	
2. Lot Configuration		3	Generally rectangular, but narrow.	
3. Availability / Capacity of Municipal Water System		5	Good	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Good	
5. Availability / Capacity of Municipal Fiber-Optic Network		2	Need to run from Capital Commons.	
6. Availability / Capacity of Telephone Service		5	Good	
7. Opportunity for On-Site Parking	X 1.5	1.5	Site is too small to accommodate on-site parking.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	6.25	Good opportunity on South Main Street. Site also has excellent proximity to Capital Commons Garage (516 spaces)	
9. Proximity to Public Transit	X 1.25	4	Reasonable. Bus stops at Kennedy Apartments (roughly 480' away)	
10. Opportunity for Drainage (On Site or Municipal Street System)		2	On site would not be possible.	
11. Opportunity for Long-Term Expansion	X 1.5	1.5	Very limited due to lot size. Future expansion would have to be vertical.	
12. Opportunity for Landscaping / Green space		1	Severely limited due to lot size.	
13. Availability / Capacity of Concord Steam		0	Not believed to be available at site.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Maximum Total Score		51.25	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Sandy Soils.	
2. Ledge / Rock		4	Unlikely based on Capital Commons excavation	
3. Water Table		4	Likely 10' below ground surface, possibly deeper.	
4. Hazardous Materials Cleanup		1	Former UST located at 35 S. Main St per 1997 Level 1 Opportunity Corridor ESA.	
5. Topography		5	Gentle slope to east, away from S. Main Street; possibility for walkout basement.	

6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Maximum Total Score</b>		<b>39</b>	<b>MAXIMUM SCORE = 45</b>

D. Economic & Social Considerations	Weighting	Score	Explanation
		1= Poor 3= Fair 5 = Great	
1. Need to Relocate Existing Businesses	X 1.5	3	Necessitates relocation of multiple businesses. Uncertain as to whether owners would cooperate.
2. Impacts to Historic Buildings	X 1.5	4.5	Moderate. Constantly Pizza building is likely historic due to age. However, barring any special unique circumstances / previous owners, the property's historic integrity has been degraded. Also, style f building is not unique and is common within Concord.
3. Community Acceptance		4	Probably good due to location.
4. Removes Slum or Blight		1	Property is not blighted.
5. Consistency with Land Use Plans		3	Neutral.
6. Consistency with City Zoning Ordinance		5	Property is zoned Urban Commercial (CU). Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	None. All buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	4.5	The site has an assessed value of \$776,000. This is low compared to most other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Moderate. May encourage redevelopment of properties to the south (NH Book Bindery, Beneficial Insurance, Sanel Block)
10. Likelihood of Project Having Positive Impact on Abutting Businesses		4	Site is close to a high concentration of restaurants and retailers.
<b>Maximum Total Score</b>		<b>33</b>	<b>MAXIMUM SCORE = 57.5</b>

E. Construction Considerations	Weighting	Score	Explanation
		1= Poor 3= Fair 5 = Great	
1. Ease of Staging / Storage of Materials		0	Site is too small to accommodate on-site staging / storage.
<b>Maximum Total Score</b>		<b>0</b>	<b>MAXIMUM SCORE = 5</b>

F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	4	Potentially difficult due to business impacts.
2. Anticipated Purchase Price	X 3	12	\$776,600; Excluding Relocation. Inexpensive compared to some other options.
3. On Site Development Costs	X 1.5	4.5	Moderate. Some increased Cost for demolition, shoring of S. Main for foundations. However this would be required for most urban locations.
4. Off Site Development Costs	X 1.5	4.5	Aerial utilities, sidewalks, partial recon on South Main St.
5. Anticipated Need to Negotiate With Abutters	X 1.5	2	May need to work with Hills Ave condominium association due to tight site.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Maximum Total Score</b>		<b>32</b>	<b>MAXIMUM SCORE = 52.5</b>

Total Maximum Score Possible	180.25	TOTAL MAXIMUM SCORE = 276.25
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Site #11: NH Employment Security





# Site #11: NH Employment Security Building

32-34 South Main Street

Tax Map 34-3-2 & 34-3-3

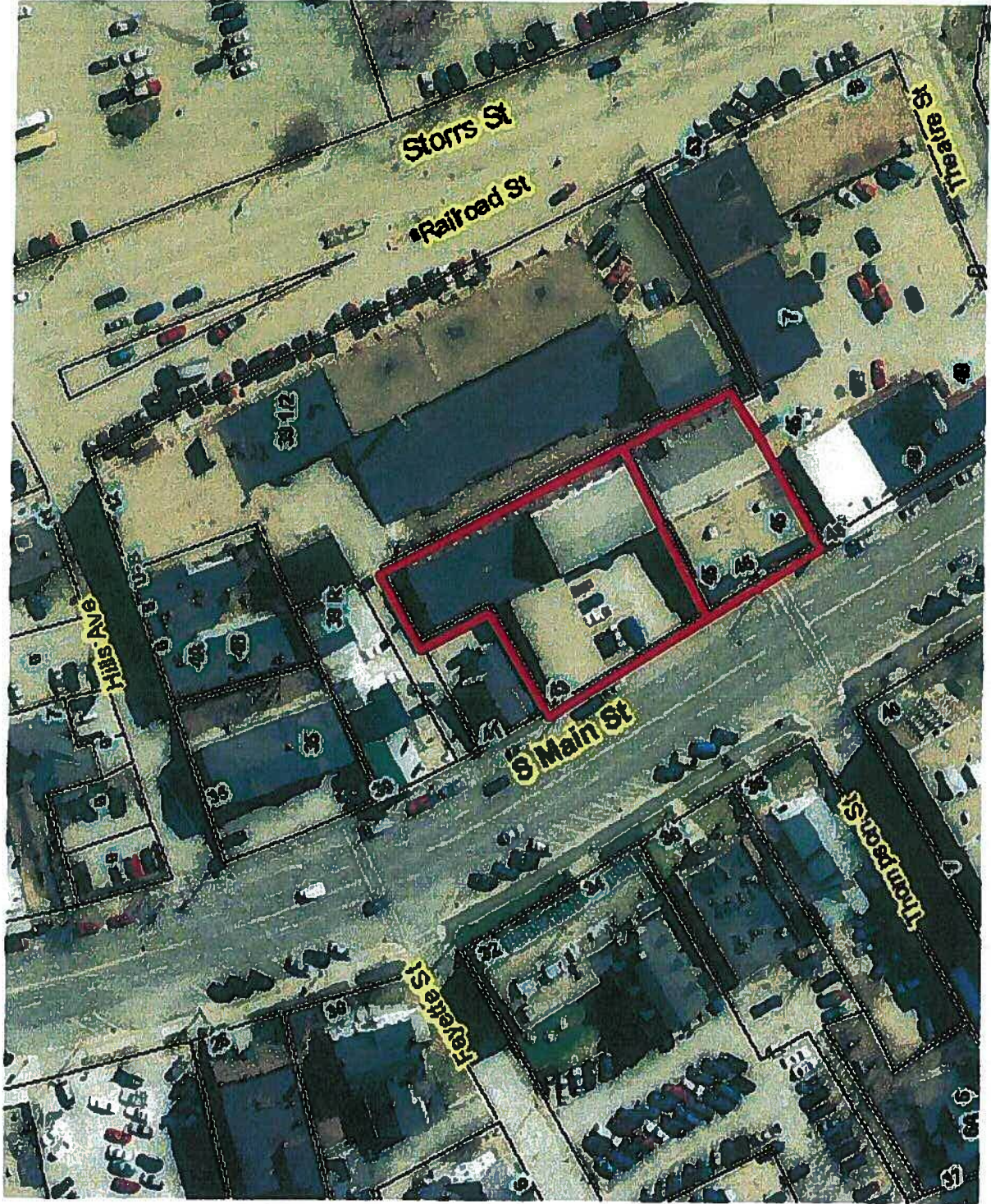
FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2		10	Centrally located
2. Capacity of Road Leading to Site			5	Good
3. Access from Street to Site for Vehicles & Pedestrians			5	Ample frontage South Main Street & Fayette Street
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			5	Great
Score			25	MAXIMUM SCORE = 25
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5		4.5	0.74 Acres. Min. of 0.6 acres (26,163 SF) required for consideration.
2. Lot Configuration			5	Rectangular
3. Availability / Capacity of Municipal Water System			5	Good
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good
5. Availability / Capacity of Municipal Fiber-Optic Network			1	Not believed to be near site.
6. Availability / Capacity of Telephone Service			5	Good
7. Opportunity for On-Site Parking	X 1.5		7.5	Excellent. Great access to S. State Street
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5		6.25	Good. Capital Commons Garage is nearby in walking distance.
9. Proximity to Public Transit	X 1.25		6.25	Great.
10. Opportunity for Drainage (On Site or Municipal Street System)			4	Decent opportunity for on-site pervious pavement. Likely availability in street system.
11. Opportunity for Long-Term Expansion	X 1.5		7.5	Fair. Would necessitate loss of on-site parking.
12. Opportunity for Landscaping / Green space			5	Large lot.
13. Availability / Capacity of Concord Steam			3	
14. Availability / Capacity of Electric Service			5	Currently available at site, no capacity issues anticipated.
15. Availability / Capacity of Natural Gas			5	Currently available at site, no capacity issues anticipated.
16. Availability / Capacity of Cable TV Service			5	Currently available at site, no capacity issues anticipated.
Score			80	MAXIMUM SCORE = 91.25
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Sandy Soils.
2. Ledge / Rock			4	
3. Water Table			5	Likely At Least 20' BGS
4. Hazardous Materials Cleanup			1	Leaky UST per 1997 City Level 1 ESA (DES # 900312). Also potential for asbestos abatement when buildings are demolished.
5. Topography			5	Generally flat with slope at S. Main Street frontage. Grade provides for multiple main entrances; ideal for closing off part of building for public use during nonlibrary hours.
6. Wetlands			5	None
7. Flood Plain			5	None
8. Flood Way			5	None

9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" Identified per NH NHB Database Search
Score		40	MAXIMUM SCORE = 45
D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	Severe. Must work with State of NH for relocation.
2. Impacts to Historic Buildings	X 1.5	1.5	Severe. Portion of existing building is historic.
3. Community Acceptance		3	Uncertain. Good location; however community acceptance will largely depend on concessions to the State of NH
4. Removes Slum or Blight		2	Property is not blighted, but is unattractive.
5. Consistency with Land Use Plans		5	
6. Consistency with City Zoning Ordinance		5	Property is zoned Urban Commercial (CU). Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Unlikely. Anticipate that all buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Property is currently not on tax rolls.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Decent. May encourage redevelopment of properties to the south (NH Book Bindery, Beneficial Insurance Building, Etc.)
10. Likelihood of Project Having Positive Impact on Abutting Businesses		4	Site is close to restaurants and retailers.
Score		33.5	MAXIMUM SCORE = 57.5
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample lot area to accommodate on-site staging / storage.
Score		5	MAXIMUM SCORE = 5
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Must deal with State of NH & relocate current office space. Potentially difficult and time consuming.
2. Anticipated Purchase Price	X 3	3	Assessed Value = \$2,109,500; Excludes Relocation
3. On Site Development Costs	X 1.5	3	Increased Cost for Significant Demolition and possible residual environmental contamination
4. Off Site Development Costs	X 1.5	1.5	Community will likely want to bury aerial utilities along S. Main Frontage for aesthetics / ease of construction. Likely partial reconstruction of South Main & Fayette Sts.
5. Anticipated Need to Negotiate With Abutters	X 1.5	3	Possible need to negotiate with Eagles Club (southern abutter) regarding access. Remains unclear.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
Score		17.5	MAXIMUM SCORE = 52.5
Total Maximum Score Possible		201	TOTAL MAXIMUM SCORE = 276.25



**Site #12: NH Bindery & Beneficial Life Insurance**





# **Site #12: 41 S. Main LLC, NH Bindery, & Beneficial Life Properties**

41-45 South Main Street

Tax Map 34-4-5, 34-4-6, & 34-4-7

FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District		X 2	10	Centrally located within Downtown Central Business District
2. Capacity of Road Leading to Site			5	Good.
3. Access from Street to Site for Vehicles & Pedestrians			5	Ample frontage South Main Street
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			5	Great
Score			25	MAXIMUM SCORE = 25
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size		X 1.5	0	0.55 Acres. Min. of 0.6 acres (26,163 SF) required for consideration
2. Lot Configuration			3	Rectangular, but very narrow (roughly 120' wide). Results in very narrow building if goal to hide parking behind building.
3. Availability / Capacity of Municipal Water System			5	Good
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good
5. Availability / Capacity of Municipal Fiber-Optic Network			1	Not believed to be near site.
6. Availability / Capacity of Telephone Service			5	Good
7. Opportunity for On-Site Parking		X 1.5	1.5	Very limited. Also, layout would likely result in parking with frontage on S. Main Street. This should not be encouraged due to urban design considerations.
8. Proximity to Off Site Municipal Parking (Garages or On-Street)		X 1.5	6	Fair. Some supply of on-street parking, reasonable proximity to Capital Commons Garage.
9. Proximity to Public Transit		X 1.25	6.25	Excellent. Nearest Stop is Kennedy Apartments.
10. Opportunity for Drainage (On Site or Municipal Street System)			3	No on site options. Likely good in-street opportunity. Need to review further.
11. Opportunity for Long-Term Expansion		X 1.5	3	Limited.
12. Opportunity for Landscaping / Green space			3	Some, but limited.
13. Availability / Capacity of Concord Steam			4	Currently available at site, no capacity issues anticipated.
14. Availability / Capacity of Electric Service			5	Currently available at site, no capacity issues anticipated.
15. Availability / Capacity of Natural Gas			5	Currently available at site, no capacity issues anticipated.
16. Availability / Capacity of Cable TV Service			5	Currently available at site, no capacity issues anticipated.
Score			60.75	MAXIMUM SCORE = 91.25
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Sandy Soils.
2. Ledge / Rock			4	
3. Water Table			5	Likely At Least 20' BGS
4. Hazardous Materials Cleanup			1	DES #900198 Former UST & Automotive Repair. Potential for asbestos abatement when buildings are demolished.
5. Topography			5	Gentle slope to east, away from S. Main Street.



6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Score</b>		<b>40</b>	<b>MAXIMUM SCORE = 45</b>

D. Economic & Social Considerations	Weighting	Score	Explanation
		1= Poor 3= Fair 5 = Great	
1. Need to Relocate Existing Businesses	X 1.5	3	Necessitates relocation of at least 2 businesses. Book Bindery has been discussing relocation for years and would be open to a move with support from the City. Uncertain about Beneficial Life.
2. Impacts to Historic Buildings	X 1.5	1.5	Severe. Bindery building is historic and would have to be demolished
3. Community Acceptance		3	Uncertain. Good location; however concerns about loss of historic building
4. Removes Slum or Blight		3	Property is not blighted, but Beneficial Life portion is unattractive.
5. Consistency with Land Use Plans		2	Mixed. City's Master Plan contemplates preservation and redevelopment of building; not demolition. But does call for densification in urban core.
6. Consistency with City Zoning Ordinance		5	Property is zoned Central Business Performance (CBP) District. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Unlikely. Anticipate that all buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	4.5	Moderate. Not as severe as other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Moderate - might help leverage long term redevelopment of State of NH Rail Road Ave Warehouse Facility.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		4	Site is close to restaurants and retailers.
<b>Score</b>		<b>30</b>	<b>MAXIMUM SCORE = 57.5</b>

E. Construction Considerations	Weighting	Score	Explanation
		1= Poor 3= Fair 5 = Great	
1. Ease of Staging / Storage of Materials		2	Site is too tight to accommodate significant on-site staging / storage.
<b>Score</b>		<b>2</b>	<b>MAXIMUM SCORE = 5</b>

F. Cost	Weighting	Score	Explanation
1. Anticipated Difficulty of Acquisition	X 2	6	Book bindery owner likely willing seller. Addario property has been optioned by a developer.
2. Anticipated Purchase Price	X 3	9	Assessed Value = 1,121,000 excluding relocation. Note, Beneficial Life AV = \$515,000, but owner wants \$800,000.
3. On Site Development Costs	X 1.5	3	Increased Cost for Significant Demolition, Possible Contamination, Shoring of S. Main Street.
4. Off Site Development Costs	X 1.5	4.5	Some costs, but not likely to be as severe as other options.
5. Anticipated Need to Negotiate With Abutters	X 1.5	4.5	Uncertain, but possible. Especially for 41 S. Main Property if not acquired as part of project
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Score</b>		<b>32</b>	<b>MAXIMUM SCORE = 52.5</b>

Total Maximum Score Possible:

189.75 TOTAL MAXIMUM SCORE = 275.25



Site #13: "Sanel Block"





# **Site #13: Sanel Block (Labor Ready, former Richard D. Bartlett & Salvation Army)**

45-49 South Main Street, 7 Theatre St, 49-53 Storrs St

Tax Map 34-4-4

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	8	Centrally located, not as ideal as others.	
2. Capacity of Road Leading to Site		5	Plenty of capacity on South Main, Storrs, and Theatre Streets.	
3. Access from Street to Site for Vehicles & Pedestrians		5	Outstanding. Frontage on 3 sides of site.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		5	Very good; would complement the Capitol Center for the Arts	
Score		23	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	4.5	.79 Acres. Min. of 0.6 acres (26,163 SF) required for consideration.	
2. Lot Configuration		5	Very rectangular	
3. Availability / Capacity of Municipal Water System		5		
4. Availability / Capacity of Municipal Sanitary Sewer System		5		
5. Availability / Capacity of Municipal Fiber-Optic Network		5		
6. Availability / Capacity of Telephone Service		5		
7. Opportunity for On-Site Parking	X 1.5	7.5	Larger lot, good opportunity.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	6	Fair. Municipal Parking Lot at Theatre Street (24 spaces) with capacity to expand. Also, good supply of onstreet parking nearby. Also within reasonable walking distance to Capital Commons Garage.	
9. Proximity to Public Transit	X 1.25	6.25	Excellent. Nearest stop is Kennedy Apt. Building	
10. Opportunity for Drainage (On Site or Municipal Street System)		3	Potential issues with Theatre / Storrs Street drainage system.	
11. Opportunity for Long-Term Expansion	X 1.5	6	Fair. Larger lot. But tricky topography assuming desired S. Main frontage. Potential parking under, but could prove financially challenging.	
12. Opportunity for Landscaping / Green space		5	Ample due to large lot size.	
13. Availability / Capacity of Concord Steam		5	Currently available at site, no capacity issues anticipated.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Score		83.25	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Sandy soil, glacial till.	
2. Ledge / Rock		4	Unlikely.	
3. Water Table		4	Likely 10'+ BGS at South Main Street; 5' +/- BGS at Storrs St	
4. Hazardous Materials Cleanup		1	Known subsurface petroleum contamination.	
5. Topography		3	Moderate slope to the east.	
6. Wetlands		5	None	



7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	No Known Records identified per NH NHB Database Search
<b>Score</b>		<b>37</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b>			
	Weighting	Score 1 = Poor 3 = Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	6	2 businesses presently at site. All other buildings vacant.
2. Impacts to Historic Buildings	X 1.5	7.5	None - no historically significant buildings at site
3. Community Acceptance		5	Likely to be viewed as good location
4. Removes Slum or Blight		5	Redevelops underutilized / unattractive properties
5. Consistency with Land Use Plans		5	Consistent with 1997 Downtown MP & 2006 Opportunity Corridor Master Plan, 2030 Master Plan
6. Consistency with City Zoning Ordinance		5	Property is zoned Central Business Performance (CBP) District. Libraries are a permitted use.
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Unlikely. Anticipate that all buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	3	Moderate. \$1.254 million. Not as severe as other options.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Moderately high - might help leverage long term redevelopment of State of NH Rail Road Ave Warehouse Facility.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Site is close to some restaurants and retailers. Not as great of opportunity as other sites.
<b>Score</b>		<b>43.5</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b>			
	Weighting	Score 1 = Poor 3 = Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Site has ample capacity for on-site staging.
<b>Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	0	Extremely difficult. Property is under option to Steve Duprey. A development is planned to commence in Fall 2009.
2. Anticipated Purchase Price	X 3	6	Assessed Value = \$1,254,300. Duprey has under option for approximately \$1.8 million
3. On Site Development Costs	X 1.5	3	Moderate cost increases for significant demolition and contamination.
4. Off Site Development Costs	X 1.5	3	Some costs, but not likely to be as severe as other options. Likely in the range of \$800,000 - \$1.2 million.
5. Anticipated Need to Negotiate With Abutters	X 1.5	3	Likely due to pass ways to Addario and State of NH properties to north and east.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Score</b>		<b>20</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		211.75	TOTAL MAXIMUM SCORE = 276.25







# **Site #14: Pay Day Advance, Beijing / Tokyo, Right of the People Security**

**#59 - 65.5 South Main Street  
Tax Map 34-5-3, 34-5-4, & 34-5-5**

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	7	Good, but not as close to the "heart" of Downtown Central Business District as compared to other options.	
2. Capacity of Road Leading to Site		5	Good capacity on South Main.	
3. Access from Street to Site for Vehicles & Pedestrians		5	Good.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		3	Fair. Building would complement some others in area (CCA, abutting apartment building). However, area is a transition zone between strip commercial and central business district	
Score		20	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	4.5	0.68 Acres; 3 parcels. Abuts City Land on Storrs St (additional 1.39 acres). Not as large as some other options. Min. of 0.6 acres (26,163 SF) required for consideration.	
2. Lot Configuration		5	Good; rectangular.	
3. Availability / Capacity of Municipal Water System		5	Good, 16" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Good.	
5. Availability / Capacity of Municipal Fiber-Optic Network		1	Likely not nearby - need to verify	
6. Availability / Capacity of Telephone Service		5		
7. Opportunity for On-Site Parking	X 1.5	4	Good. Likely some opportunity for on-site parking - but limited. Likely around 40 spaces or so, assuming building footprint of 15,000 SF.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	4	Good. Some on-street parking on S. Main. Opportunity for surface lot to be constructed on 1.39 Ac City parcel along Storrs St.	
9. Proximity to Public Transit	X 1.25	5	Kennedy Apts. (366' to north)	
10. Opportunity for Drainage (On Site or Municipal Street System)		5		
11. Opportunity for Long-Term Expansion	X 1.5	3	Moderate. Future expansions will result in loss of on-site parking.	
12. Opportunity for Landscaping / Green space		4	Decent.	
13. Availability / Capacity of Concord Steam		0	Not currently available at site.	
14. Availability / Capacity of Electric Service		5	Currently available at site, no capacity issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Currently available at site, no capacity issues anticipated.	
16. Availability / Capacity of Cable TV Service		5	Currently available at site, no capacity issues anticipated.	
Score		65.5	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair	Explanation



5 = Great			
1. Soil type		5	Glacial till, urban fill.
2. Ledge / Rock		5	Unlikely.
3. Water Table		3	Anticipated to be relatively deep (10' or greater BGS)
4. Hazardous Materials Cleanup		2	Unknown, but likely due to urban setting & historical development pattern.
5. Topography		5	Flat / gentle slop to the north east.
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	No Known Records identified per NH NHB Database Search
Score		40	MAXIMUM SCORE = 45
D. Economic & Social Considerations		Weighting	Score 1= Poor 3= Fair 5 = Great
1. Need to Relocate Existing Businesses	X 1.5	1.5	High. Need to relocate multiple businesses. Unsure if any parties will be willing participants.
2. Impacts to Historic Buildings	X 1.5	4.5	One potentially historic structure (# 65.5 South Main)
3. Community Acceptance		3	Moderate to Good.
4. Removes Slum or Blight		3	Probable in long-run; especially if ample off street parking is constructed and available to adjacent properties.
5. Consistency with Land Use Plans		4	Majority of properties comprising the site are unattractive.
6. Consistency with City Zoning Ordinance		5	Development would be consistent with 2008 Opportunity Corridor MP
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Unlikely. Anticipate that all buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	3	\$1.532 million would be lost.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Fair.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Good synergy with CCA. But, getting further away from high concentration of retailers.
Score		31	MAXIMUM SCORE = 57.5
E. Construction Considerations		Weighting	Score 1= Poor 3= Fair 5 = Great
1. Ease of Staging / Storage of Materials		4	Decent opportunity, but not as good as other options.
Score		4	MAXIMUM SCORE = 5
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely complicated. Multiple property owners & tenants involved.
2. Anticipated Purchase Price	X 3	6	Assessed value \$1,532,300. Sale price likely higher.
3. On Site Development Costs	X 1.5	6	Anticipated to be relatively low; however concerns about remediation of potential contamination.
4. Off Site Development Costs	X 1.5	6	Not anticipated to be severe at this time.
5. Anticipated Need to Negotiate With Abutters	X 1.5	4.5	Uncertain at this time.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
Score		29.5	MAXIMUM SCORE = 52.5
Total Maximum Score Possible		190	TOTAL MAXIMUM SCORE = 276.25



Site #15: Waters Funeral Home





## Site #15: Waters Funeral Home

50 South Main Street

Tax Map 34-1-6

REVISED 7/14/2009

A. Orientation		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Located Within Downtown Central Business District	X 2		6	Fair. Closer to "heart" of Downtown central business district as compared to other options, but not as ideal as others.
2. Capacity of Road Leading to Site			5	Good capacity on South Main.
3. Access from Street to Site for Vehicles & Pedestrians			5	Good.
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			3	Fair. Building would complement some others in area (CCA, abutting apartment building). However, area is a transition zone between strip commercial and central business district
<b>Score</b>			<b>19</b>	<b>MAXIMUM SCORE = 25</b>
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Lot Size	X 1.5		7.5	0.79 Acres (.25 Minimum). 1 Parcel. Not as large as other options but well beyond minimum of 0.6 acres (26,163 SF) required for consideration.
2. Lot Configuration			5	Excellent; rectangular.
3. Availability / Capacity of Municipal Water System			5	Good.
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good.
5. Availability / Capacity of Municipal Fiber-Optic Network			1	Likely not nearby - need to verify
6. Availability / Capacity of Telephone Service			5	Capacity appears to be good.
7. Opportunity for On-Site Parking	X 1.5		5	Great, ample opportunity with lot size.
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5		3	Fair.
9. Proximity to Public Transit	X 1.25		5	Nearest CAT stop is Kennedy Apts 380' to North
10. Opportunity for Drainage (On Site or Municipal Street System)			5	Ample lot area.
11. Opportunity for Long-Term Expansion	X 1.5		5	Ample lot area.
12. Opportunity for Landscaping / Green space			5	Ample lot area.
13. Availability / Capacity of Concord Steam			0	Not currently available at site.
14. Availability / Capacity of Electric Service			5	Currently available at site, no capacity issues anticipated.
15. Availability / Capacity of Natural Gas			5	Currently available at site, no capacity issues anticipated.
16. Availability / Capacity of Cable TV Service			5	Currently available at site, no capacity issues anticipated.
<b>Score</b>			<b>71.5</b>	<b>MAXIMUM SCORE = 91.25</b>
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5= Great	Explanation
1. Soil type			5	Glacial till, urban fill.
2. Ledge / Rock			5	Unlikely.
3. Water Table			3	Questionable based on excavations at Eagles Club.
4. Hazardous Materials Cleanup			3	Unknown, but not likely to be severe (beyond asbestos abatement for existing building)



5. Topography		5	Generally flat with slope at S. Main Street frontage. Grade provides for multiple main entrances; ideal for closing off part of building for public use during nonlibrary hours.
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Score</b>		<b>41</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	Potentially severe; need to relocate existing business.
2. Impacts to Historic Buildings	X 1.5	1.5	Portion of existing building is likely historic. Building would be demolished. Also historic WPA retaining wall could be impacted. Lastly, site is the original location of the Pierce Manse.
3. Community Acceptance		3	Depends upon reaction to potential business and historic impacts.
4. Removes Slum or Blight		2	Low. Property, though potentially underutilized, is not blighted.
5. Consistency with Land Use Plans		4	Plan would result in increased density in urban core.
6. Consistency with City Zoning Ordinance		5	
7. Opportunity to Preserve / Re-Use Historic Buildings		0	Unlikely. Anticipate that all buildings would have to be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	4.5	Property assessed at \$1.18 million. This is average of sites examined.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		3	Moderate
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Moderate
<b>Score</b>		<b>27.5</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Good.
<b>Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	4	Likely complicated.
2. Anticipated Purchase Price	X 3	12	Assessed value \$1,182,900. Sale price likely higher.
3. On Site Development Costs	X 1.5	6	Anticipated to be relatively low. Minor demolition only.
4. Off Site Development Costs	X 1.5	3	Potentially high if aerial utilities along frontage are to be placed underground for aesthetic reasons or to facilitate construction.
5. Anticipated Need to Negotiate With Abutters	X 1.5	4.5	Depends upon whether Wentworth Ave is maintained.
6. Ability to Operate Existing Library During Construction Process		5	Existing facility would not be impacted during construction.
<b>Score</b>		<b>34.5</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		198.5	TOTAL MAXIMUM SCORE = 276.25



**Site #16: The Draft Sports Bar & Abutting Strip Mall**





## Site #16: The Draft & "Moe's" Strip Mall

67-79 South Main Street  
Tax Map 34-5-7 & 34-5-9.

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District		X 2	6	Fair. Near Downtown, but not in the "heart" of the Central Business District.
2. Capacity of Road Leading to Site			5	Good capacity on South Main.
3. Access from Street to Site for Vehicles & Pedestrians			5	Good.
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			3	Marginal. Area is a transition zone between strip commercial and CBD
Score			19	MAXIMUM SCORE = 25
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size		X 1.5	4.5	0.98 Acres. 2 parcels. Abuts City Land on Storrs St (additional 1.39 acres)
2. Lot Configuration			5	Excellent; rectangular. Ample lot width of 158 feet.
3. Availability / Capacity of Municipal Water System			5	Good.
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good.
5. Availability / Capacity of Municipal Fiber-Optic Network			1	Likely not nearby - need to verify
6. Availability / Capacity of Telephone Service			5	Capacity appears to be good.
7. Opportunity for On-Site Parking		X 1.5	5	Great, ample opportunity with lot size.
8. Proximity to Off Site Municipal Parking (Garages or On-Street)		X 1.5	3	Fair. Some on-street parking on S. Main. Opportunity for surface lot to be constructed on 1.39 Ac City parcel along Storrs St.
9. Proximity to Public Transit		X 1.25	2.5	Nearest CAT stop is Kennedy Apts, 675' to north. Bus does not travel past the site.
10. Opportunity for Drainage (On Site or Municipal Street System)			5	
11. Opportunity for Long-Term Expansion		X 1.5	5	Ample lot area.
12. Opportunity for Landscaping / Green space			5	Ample lot area.
13. Availability / Capacity of Concord Steam			5	Need to connect through Storrs Street. Not available along South Main St frontage.
14. Availability / Capacity of Electric Service			5	
15. Availability / Capacity of Natural Gas			5	
16. Availability / Capacity of Cable TV Service			5	
Score			71	MAXIMUM SCORE = 91.25
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Glacial till, urban fill.
2. Ledge / Rock			5	Unlikely.
3. Water Table			3	Relatively deep (10' or greater BGS) based on borings along Storrs St.
4. Hazardous Materials Cleanup			1	DES # 930209 & 921221. Petroleum issues, USTs.
5. Topography			3	Slope to the east.
6. Wetlands			5	None
7. Flood Plain			5	None
8. Flood Way			5	None



9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" Identified per NH NHB Database Search
<b>Score</b>		<b>37</b>	<b>MAXIMUM SCORE = 45</b>
D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	High. Need to relocate several businesses. Unsure if any parties will be willing participants.
2. Impacts to Historic Buildings	X 1.5	4.5	Potential Issue with the Draft Sports Bar building; however very little historic integrity left.
3. Community Acceptance		3	Moderate.
4. Removes Slum or Blight		4	Probable; especially if ample off street parking is constructed and available to adjacent properties.
5. Consistency with Land Use Plans		3	Property is not blighted; however Draft building is unattractive.
6. Consistency with City Zoning Ordinance		5	Development would be consistent with 2006 Opportunity Corridor MP
7. Opportunity to Preserve / Re-Use Historic Buildings		0	None
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	1.5	Higher as compared to other options. Assessed value approximately \$2.2 million.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Moderate
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Moderate
<b>Score</b>		<b>29.5</b>	<b>MAXIMUM SCORE = 57.5</b>
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample lot area.
<b>Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely complicated. Multiple property owners & tenants involved.
2. Anticipated Purchase Price	X 3	3	Assessed value \$2,203,800. Sale price likely higher.
3. On Site Development Costs	X 1.5	4.5	Concerns about remediation of potential contamination, shoring of foundation along S. Main St.
4. Off Site Development Costs	X 1.5	6	Sidewalks, utility patches, potential shim of S. Main along entire frontage
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Unlikely.
6. Ability to Operate Existing Library During Construction Process		5	No impacts to existing facility
<b>Score</b>		<b>28</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		189.5	TOTAL MAXIMUM SCORE = 276.25



**Site #17: Caillier's Service Station & Abutters**





**Site #17: Caillier Garage, Real Estate Firm, A-Wig Center, Mobile Station**

**81-95 South Main Street**

**Tax Map 28-4-16, 28-4-20, 28-4-21, & 28-4-22**

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	3	Very marginal. Near downtown, but not in the "heart" of the Central Business District. However, site could serve as "gateway" to Downtown.	
2. Capacity of Road Leading to Site		5	Good capacity on South Main.	
3. Access from Street to Site for Vehicles & Pedestrians		5	Good.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		3	Marginal. Area is a transition zone between strip commercial and Central Business District. However, would complement St. Johns Church as "book end" for gateway.	
Score		16	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	6	1.57 Acres; 4 parcels. Abuts City Land on Storrs St (additional 1.39 acres). 0.6 acres is minimum for consideration.	
2. Lot Configuration		5	Good; generally rectangular.	
3. Availability / Capacity of Municipal Water System		5	Good, 16" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Good.	
5. Availability / Capacity of Municipal Fiber-Optic Network		1	Likely not nearby - need to verify	
6. Availability / Capacity of Telephone Service		5		
7. Opportunity for On-Site Parking	X 1.5	7.5	Great, ample opportunity with lot size.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	3	Fair. Some existing on-street parking on S. Main. Opportunity for surface lot to be constructed on 1.39 Ac City parcel along Storrs St.	
9. Proximity to Public Transit	X 1.25	1.25	Nearest existing stop is Kennedy Apts, 950' to North	
10. Opportunity for Drainage (On Site or Municipal Street System)		5	Ample lot area.	
11. Opportunity for Long-Term Expansion	X 1.5	7.5	Ample lot area.	
12. Opportunity for Landscaping / Green space		5	Ample lot area.	
13. Availability / Capacity of Concord Steam		5	Available from Storrs Street.	
14. Availability / Capacity of Electric Service		5		
15. Availability / Capacity of Natural Gas		5		
16. Availability / Capacity of Cable TV Service		5		
Score		76.25	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		3	Anticipated to be relatively deep (10' or greater BGS)	
4. Hazardous Materials Cleanup		1	DES # 930209 & 921221. Petroleum issues, Underground Storage Tanks.	



5. Topography		5	Flat with slope on Storrs Street side to the northeast. Could allow for multiple "main" entrances.
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
Score		39	<b>MAXIMUM SCORE = 45</b>

D. Economic & Social Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	1.5	High. Multiple property owners and businesses involved. Unsure if any parties will be willing participants.
2. Impacts to Historic Buildings	X 1.5	4.5	1 potentially historic structure (# 83 South Main)
3. Community Acceptance		2	Poor / Fair. Might be seen as too far from Downtown CBD or out of place with current surrounding development.
4. Removes Slum or Blight		5	Site is predominantly made up of older, unattractive or neglected structures.
5. Consistency with Land Use Plans		5	Development would be consistent with 2006 Opportunity Corridor MP, 2030 Master Plan, Others.
6. Consistency with City Zoning Ordinance		5	
7. Opportunity to Preserve / Re-Use Historic Buildings		0	All buildings will be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	3	Assessed value \$1,849,700.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		4	Moderate
10. Likelihood of Project Having Positive Impact on Abutting Businesses		3	Moderate
Score		33	<b>MAXIMUM SCORE = 57.5</b>

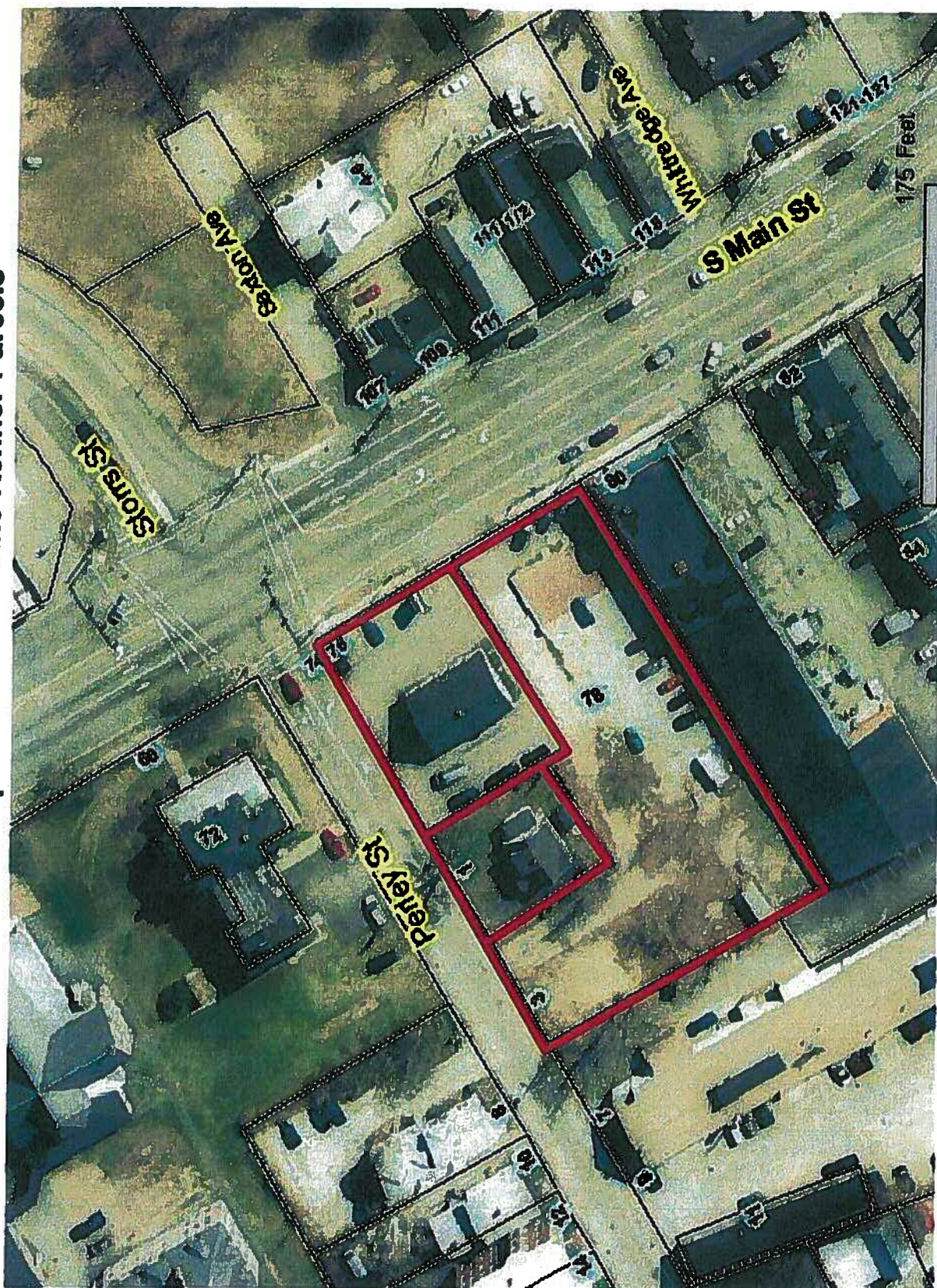
E. Construction Considerations	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		5	Ample lot area.
Score		5	<b>MAXIMUM SCORE = 5</b>

F. Cost			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely complicated. Multiple property owners & tenants involved. Also, must discontinue 2 streets (Webster Lane & Turner Ave)
2. Anticipated Purchase Price	X 3	6	Assessed value \$1,849,700. Sale price likely higher.
3. On Site Development Costs	X 1.5	3	Concerns about remediation of potential contamination, aerial utility relocations, shoring of foundation along S. Main St.
4. Off Site Development Costs	X 1.5	4.5	Off site aerial utility relocation might be required.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated.
6. Ability to Operate Existing Library During Construction Process		5	No impacts anticipated.
Score		28	<b>MAXIMUM SCORE = 52.5</b>

Total Maximum Score Possible 197.25 TOTAL MAXIMUM SCORE = 276.25



Site #18: Prescription Center / Anne Renner Parcels





# **Site #18: Prescription Center & Anne Renner Properties**

74-78 South Main St & 1-3 Perley St

Tax Map 28-2-1, 28-2-2, 28-2-9

REVISED 7/15/2009

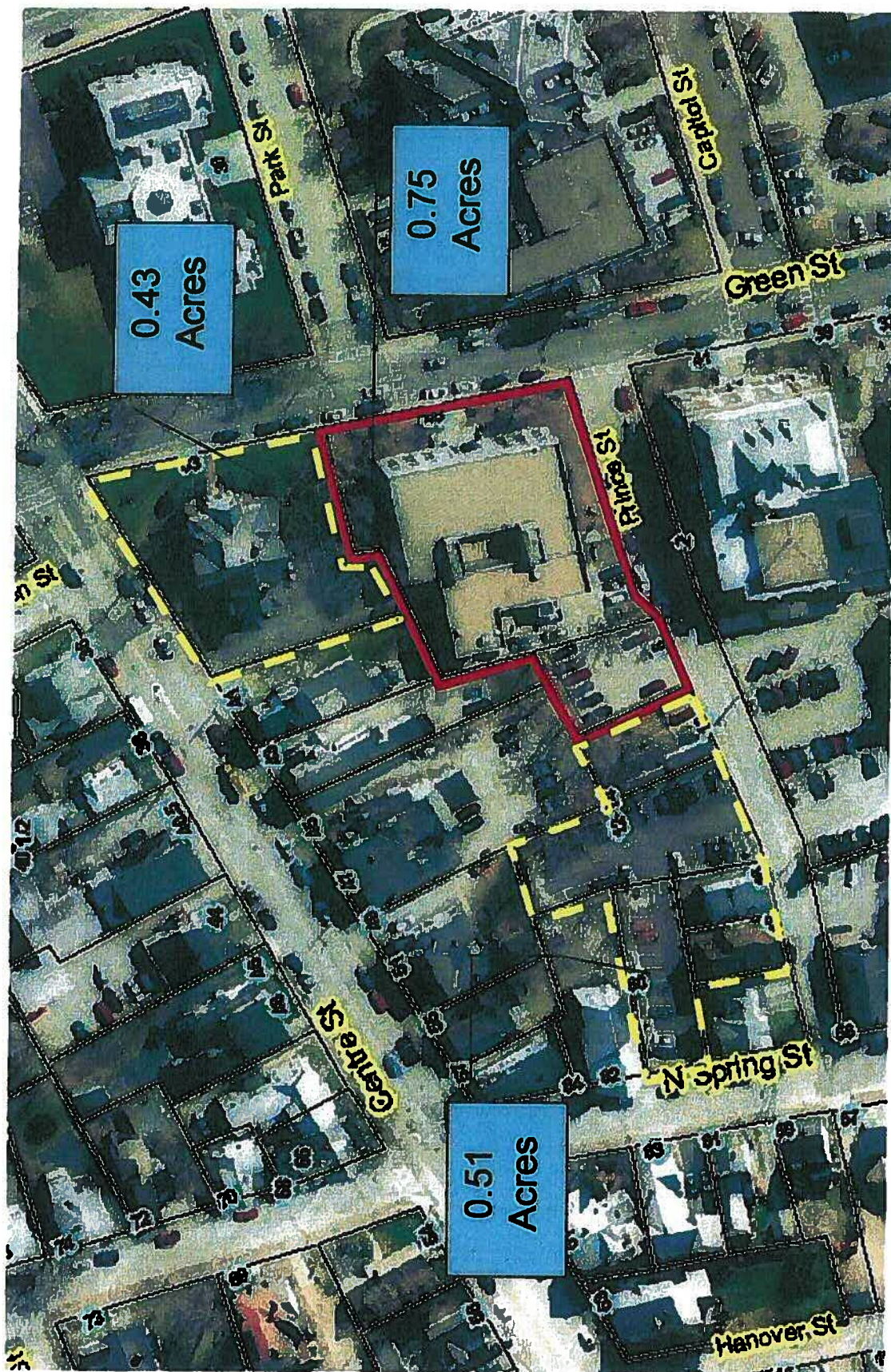
A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	2	Poor. Near Downtown, but not in the "heart" of the Central Business District.	
2. Capacity of Road Leading to Site		3	Good capacity on South Main. Limited capacity on Perley. Storrs St / S. Main / Perley Traffic Signal may need modification.	
3. Access from Street to Site for Vehicles & Pedestrians		2	Decent from South Main Street. Issues with access coming from the south.	
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		1	Poor. Area is generally dominated low quality strip commercial development.	
Score		8	MAXIMUM SCORE = 28	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	7.5	1.02 Acres. 2 Parcels. 0.6 Acres is minium for consideration.	
2. Lot Configuration		5	Excellent; rectangular.	
3. Availability / Capacity of Municipal Water System		5	Good, 6" main along frontage	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Good.	
5. Availability / Capacity of Municipal Fiber-Optic Network		1	Likely not nearby - need to verify	
6. Availability / Capacity of Telephone Service		5		
7. Opportunity for On-Site Parking	X 1.5	7.5	Great, ample opportunity with lot size. Assuming building footprint of 15,000SF, likely can get about 84 spaces @ 350SF / space.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	1.5	Poor. Some limited on street parking on S. Main. None on Perley.	
9. Proximity to Public Transit	X 1.25	1.25	Nearest stop is Kennedy Apartments. Very far away.	
10. Opportunity for Drainage (On Site or Municipal Street System)		3	Could explore pervious pavement for on-site parking.	
11. Opportunity for Long-Term Expansion	X 1.5	4.5	Ample lot area; however larger building will drive parking demand. Future lost on site parking cannot be supplemented with on-street parking.	
12. Opportunity for Landscaping / Green space		5		
13. Availability / Capacity of Concord Steam		0	Not available	
14. Availability / Capacity of Electric Service		5		
15. Availability / Capacity of Natural Gas		5		
16. Availability / Capacity of Cable TV Service		5		
Score		66.25	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		3	Anticipated to be relatively deep (10' or greater BGS)	
4. Hazardous Materials Cleanup		1	DES #870503 Leaking Underground Storage Tank	
5. Topography		5	Flat	



6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Score</b>		<b>39</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b> <div> Weighting Score 1= Poor 3= Fair 5 = Great Explanation </div>			
1. Need to Relocate Existing Businesses	X 1.5	3	Moderately high. Need to relocate / buy out Prescription Center.
2. Impacts to Historic Buildings	X 1.5	7.5	None
3. Community Acceptance		1	Low.
4. Removes Slum or Blight		4	Portion of property is blighted (foundation remains from a fire in the 1990s)
5. Consistency with Land Use Plans		4	Development would be consistent with 2006 Opportunity Corridor MP
6. Consistency with City Zoning Ordinance			
7. Opportunity to Preserve / Re-Use Historic Buildings		0	None
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Site assessed value = \$818,000.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		3	Plausible over the very long term.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		2	Low - property is away from retail / restaurant base within core area of the Downtown Central Business District.
<b>Score</b>		<b>32</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b> <div> Weighting Score 1= Poor 3= Fair 5 = Great Explanation </div>			
1. Ease of Staging / Storage of Materials		5	Ample lot area.
<b>Score</b>		<b>5</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	6	Uncertain. However, Renner is likely to be a willing participant as here property was purchased on spec for the Concord Co-Op Market several years ago.
2. Anticipated Purchase Price	X 3	12	Assessed value \$818,300. Sale price likely higher, but still relatively "inexpensive" compared to other options
3. On Site Development Costs	X 1.5	6	Potential environmental clean up, demolition of existing structures (minor)
4. Off Site Development Costs	X 1.5	3	Off site aerial utility relocation / burying likely. Complications with Storrs / Perley signal.
5. Anticipated Need to Negotiate With Abutters	X 1.5	7.5	Not anticipated.
6. Ability to Operate Existing Library During Construction Process		5	No impacts anticipated.
<b>Score</b>		<b>39.5</b>	<b>MAXIMUM SCORE = 52.5</b>
Total Maximum Score Possible		189.75	TOTAL MAXIMUM SCORE = 276.25



**Sites 19 & 20: Existing Green Street / Prince Street**





## Site #19: Existing Library With Episcopal Property

63 Green St, 45 Green St, & 8 Prince St  
Tax Map 44-1-1, & 44-1-2

**FINAL**

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2	6	Not located within City's Central Business District (2 blocks away)	
2. Capacity of Road Leading to Site		3	Fair. Signal warranted already at Green & School Streets. Difficult capacity on Centre St at peak travel times.	
3. Access from Street to Site for Vehicles & Pedestrians		5		
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)		5	Appropriate context on Green Street and Centre Streets	
Score		19	MAXIMUM SCORE = 25	
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5	6	Current site is 0.75 Acres. Expanded site would total 1.18 acres (per Assessing Card). Still not as large as other sites under consideration.	
2. Lot Configuration		5	Largely dependent upon expansion plan.	
3. Availability / Capacity of Municipal Water System		5	Good, 8" main in Green St, 10" in Centre Street, 6" in Prince Street	
4. Availability / Capacity of Municipal Sanitary Sewer System		5	Good. Sewer in Prince and Centre Streets, but not in Green St along frontage.	
5. Availability / Capacity of Municipal Fiber-Optic Network		5	Already serves property	
6. Availability / Capacity of Telephone Service		5	Already serves property	
7. Opportunity for On-Site Parking	X 1.5	6	Likely some opportunity for on-site parking - but limited due to elongated building footprint. Consider demolishing 1960 addition to gain parking even with additional property acquisition.	
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5	3	There is on-street parking nearby; however competition for spaces is very high.	
9. Proximity to Public Transit	X 1.25	1.25	Nearest CAT bus stop is located at Park Street / State House Plaza (2 blocks away)	
10. Opportunity for Drainage (On Site or Municipal Street System)		5	Likely good. Existing system already accommodates large impervious areas. Some additional impervious area could result from demolition and redevelopment of Episcopal property.	
11. Opportunity for Long-Term Expansion	X 1.5	4.5	Moderate. Future expansions will result in loss of on-site parking. Should consider going vertical for future expansion given amount of area lost to building footprint.	
12. Opportunity for Landscaping / Green space		4	Decent.	
13. Availability / Capacity of Concord Steam		5	Property is served by Steam.	
14. Availability / Capacity of Electric Service		5	No issues anticipated.	
15. Availability / Capacity of Natural Gas		5	Property is served by Gas.	
16. Availability / Capacity of Cable TV Service		5	Property is currently served by Cable	
Score		74.75	MAXIMUM SCORE = 91.25	
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type		5	Glacial till, urban fill.	
2. Ledge / Rock		5	Unlikely.	
3. Water Table		1	Very high. Existing issues with groundwater at City Hall campus.	



4. Hazardous Materials Cleanup		5	Unlikely.
5. Topography		5	Flat
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Score</b>		<b>41</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b>		<b>Weighting</b>	<b>Score</b> 1= Poor 3= Fair 5= Great
1. Need to Relocate Existing Businesses	X 1.5	3	Would need to relocate Episcopal offices (a single entity).
2. Impacts to Historic Buildings	X 1.5	0	High impact. Likely would demolish the existing Episcopal building.
3. Community Acceptance		4	Likely positive as the Library is already at site and residential properties to the west would be spared. However, some potential negative feelings about loss of signature Episcopal building.
4. Removes Slum or Blight		1	Not applicable. Area already redeveloped. Property under consideration for acquisition is not blighted.
5. Consistency with Land Use Plans		5	Master plan calls for institutional / governmental uses in this location.
6. Consistency with City Zoning Ordinance		5	Episcopal property zone CVP (Libraries permitted).
7. Opportunity to Preserve / Re-Use Historic Buildings		5	Existing library is historic and would be renovated as part of project. Diocese building is historic and would likely be demolished.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	7.5	Episcopal property assessed at \$1,037,100 for 0.43 acres (believed to be currently tax exempt). Therefore no impact anticipated on tax base.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Unlikely - area does not require redevelopment.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		1	Poor. Requires relocation of Episcopal church operations.
<b>Score</b>		<b>32.5</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b>		<b>Weighting</b>	<b>Score</b> 1= Poor 3= Fair 5= Great
1. Ease of Staging / Storage of Materials		3	Workable, but not ideal as Library would remain open.
<b>Score</b>		<b>3</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	4	Potentially challenging.
2. Anticipated Purchase Price	X 3	6	Assessed value \$1,037,100. Sale price likely to be somewhat higher. However, compared with other potential sites, cost of acquisition would be competitive.
3. On Site Development Costs	X 1.5	4.5	Moderate. Likely need to demolish part of the existing library building and retrofit remaining structure. Also must work around groundwater issues, existing floor elevations.
4. Off Site Development Costs	X 1.5	7.5	Not anticipated to be severe at this time.
5. Anticipated Need to Negotiate With Abutters	X 1.5	4.5	Uncertain at this time. Ranked moderate for now.
6. Ability to Operate Existing Library During Construction Process		1	It will be difficult to continue operating the existing facility during expansion, however not impossible.
<b>Score</b>		<b>27.5</b>	<b>MAXIMUM SCORE = 52.5</b>
<b>Total Maximum Score Possible</b>		<b>197.75</b>	<b>TOTAL MAXIMUM SCORE = 276.25</b>

## Site #20: Existing Library With Private Parking Lot and Residences to West

45 Green St, 8 - 18 Prince St, 60 N. Spring St

Tax Map

FINAL

A. Orientation		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Located Within Downtown Central Business District	X 2		6	Not located within City's Central Business District (2 blocks away)
2. Capacity of Road Leading to Site			3	Fair. Signal warranted already at Green & School Streets.
3. Access from Street to Site for Vehicles & Pedestrians			5	Reasonable.
4. Neighborhood Context (how well library fits with neighborhood, and how well neighborhood fits with library)			2	Pushes urban development into residential area
Score			16	<b>MAXIMUM SCORE = 25</b>
B. Site Characteristics		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Lot Size	X 1.5		6	Current site is 0.75 Acres. Expanded site would total 1.26 Acres (per Assessing Card). Still not as large as other sites under consideration.
2. Lot Configuration			3	Not ideal, as there would be a "pinch point" in the lot unless property is acquired from other properties along Centre Street.
3. Availability / Capacity of Municipal Water System			5	Good, 8" main in Green St, 10" in Centre Street, 6" in Prince Street
4. Availability / Capacity of Municipal Sanitary Sewer System			5	Good. Sewer in Prince and Centre Streets, but not in Green St along frontage.
5. Availability / Capacity of Municipal Fiber-Optic Network			5	Already serves property
6. Availability / Capacity of Telephone Service			5	Already serves property
7. Opportunity for On-Site Parking	X 1.5		7.5	Property acquisition will also provide expanded opportunity for on-site parking.
8. Proximity to Off Site Municipal Parking (Garages or On-Street)	X 1.5		3	There is on-street parking nearby; however competition for spaces is very high.
9. Proximity to Public Transit	X 1.25		2.5	Nearest CAT bus stop is located at Park Street / State House Plaza (2 blocks away)
10. Opportunity for Drainage (On Site or Municipal Street System)			5	Likely good. Existing system already accommodates large impervious areas. Some additional impervious area could result from demolition and redevelopment of Episcopal property.
11. Opportunity for Long-Term Expansion	X 1.5		4.5	Moderate. Future expansions will result in loss of on-site parking. Should consider going vertical for future expansion given amount of area lost to building footprint.
12. Opportunity for Landscaping / Green space			4	Decent.
13. Availability / Capacity of Concord Steam			5	Property is served by Steam.
14. Availability / Capacity of Electric Service			5	No issues anticipated.
15. Availability / Capacity of Natural Gas			5	Property is served by Gas.
16. Availability / Capacity of Cable TV Service			5	Property is currently served by Cable
Score			75.5	<b>MAXIMUM SCORE = 81.25</b>
C. Environmental Constraints		Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Soil type			5	Glacial till, urban fill.
2. Ledge / Rock			5	Unlikely.
3. Water Table			1	Very high. Existing issues with groundwater at City Hall campus.
4. Hazardous Materials Cleanup			5	Unlikely.



5. Topography		5	Flat
6. Wetlands		5	None
7. Flood Plain		5	None
8. Flood Way		5	None
9. Negative Impacts to Endangered or Threatened Species		5	"No Known Records" identified per NH NHB Database Search
<b>Score</b>		<b>41</b>	<b>MAXIMUM SCORE = 45</b>
<b>D. Economic &amp; Social Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Need to Relocate Existing Businesses	X 1.5	4.5	Moderate. Need to find alternative parking for Merrimack County Savings Bank.
2. Impacts to Historic Buildings	X 1.5	3	Anticipate demolishing 3 "historic" homes. Types of homes are fairly typical for period; unlikely anything significant from architectural stand point. Need to research past owners for possible significance.
3. Community Acceptance		2	Mixed. Potentially good as the Library is already at site. However, potential political issues with pushing to the west & neighborhood impacts.
4. Removes Slum or Blight		1	No. Area already redeveloped.
5. Consistency with Land Use Plans		3	Not consistent with 2007 Library Needs Assessment / Master Plan
6. Consistency with City Zoning Ordinance		1	Properties are zoned RD (Libraries not permitted)
7. Opportunity to Preserve / Re-Use Historic Buildings		5	Existing library is historic and would be renovated as part of project.
8. Amount of property tax based (assessed value) lost due to acquisition.	X 1.5	4.5	Consortium of properties totals \$886,100. Loss of tax base is not as severe as other potential sites.
9. Likelihood of Project Serving as Catalyst for Redevelopment of Abutting Properties		1	Unlikely - area does not require redevelopment.
10. Likelihood of Project Having Positive Impact on Abutting Businesses		1	Unlikely. Project may actually require property acquisitions from existing abutting commercial properties.
<b>Score</b>		<b>26</b>	<b>MAXIMUM SCORE = 57.5</b>
<b>E. Construction Considerations</b>			
	Weighting	Score 1= Poor 3= Fair 5 = Great	Explanation
1. Ease of Staging / Storage of Materials		2	Decent sized site, however truck access will be very challenging.
<b>Score</b>		<b>2</b>	<b>MAXIMUM SCORE = 5</b>
<b>F. Cost</b>			
1. Anticipated Difficulty of Acquisition	X 2	2	Likely complicated. 4 separate property owners involved (plus potential tenants). Need to work with MCSB to find new parking.
2. Anticipated Purchase Price	X 3	9	Assessed value \$886,100. (5 parcels) Sale price likely higher, but still less expensive than other options.
3. On Site Development Costs	X 1.5	4.5	Moderate. Likely need to demolish part of the existing library building and retrofit remaining structure. Also must work around groundwater issues, existing floor elevations.
4. Off Site Development Costs	X 1.5	7.5	Not anticipated to be severe at this time.
5. Anticipated Need to Negotiate With Abutters	X 1.5	4.5	Uncertain at this time. Ranked moderate for now.
6. Ability to Operate Existing Library During Construction Process		1	It will be difficult to continue operating the existing facility during expansion, however not impossible.
<b>Score</b>		<b>28.5</b>	<b>MAXIMUM SCORE = 52.5</b>
<b>Total Maximum Score Possible</b>		<b>139</b>	<b>TOTAL MAXIMUM SCORE = 276.25</b>

# Appendix 2

Fundraising Data - New Libraries Constructed Between 2004 and 2008 in US Northeast

YEAR BLT.	COMMUNITY	POPULATION	PROJECT COST	GROSS SQ FT	CONST. COST PER S.F.	SITE COST	VOLUMES	FEDERAL FUNDS	STATE FUNDS	LOCAL FUNDS	GIFT FUNDS	GIFTS AS % of PRJ COST
2004	Abingdon MD	40,000	8,750,000	36,000	140.97	n/a	200,000	\$ -	\$ -	\$ 8,750,000	\$ -	0.00%
2004	Chicopee MA	55,000	9,189,163	31,600	220.26	360,000	175,000	\$ -	\$ 2,779,341	\$ 4,119,822	\$ 2,290,000	24.92%
2004	Princeton NJ	30,000	18,021,069	61,283	190.38	125,000	175,000	\$ 100,000	\$ 2,199,190	\$ 6,000,000	\$ 9,721,879	53.95%
2004	Mahopac NY	27,000	8,535,417	35,818	188.12	Owned	225,000	\$ -	\$ 73,794	\$ 7,900,000	\$ 561,623	6.58%
2005	Odenton MD	152,000	10,695,271	38,000	169.70	1,500,000	110,000	\$ -	\$ -	\$ 10,695,271	\$ -	0.00%
2005	Gardner MA	21,000	7,703,595	32,000	196.01	275,000	112,184	\$ -	\$ 2,586,043	\$ 1,750,000	\$ 3,367,552	43.71%
2005	Palmer MA	13,000	5,913,893	30,054	138.27	273,000	90,000	\$ -	\$ 1,768,018	\$ 2,847,033	\$ 1,298,842	21.96%
2005	So. Huntington NY	37,000	12,657,280	45,000	188.00	Owned	150,000	\$ -	\$ -	\$ 12,657,280	\$ -	0.00%
2006	Southbury CT	19,000	8,344,402	32,000	198.00	550,017	117,000	\$ -	\$ 500,000	\$ 7,487,300	\$ 375,000	4.49%
2006	Parsippany NJ	51,000	10,100,005	38,000	120.53	3,500,000	175,000	\$ -	\$ 1,009,979	\$ 9,090,026	\$ -	0.00%
2006	Merrick NY	19,000	10,000,000	29,000	220.40	150,000	150,000	\$ -	\$ 7,500	\$ 10,000,000	\$ -	0.00%
2006	Pittsford NY	27,000	8,624,397	32,818	182.70	1,064,790	125,500	\$ 30,000	\$ 15,643	\$ 8,487,143	\$ 91,611	1.06%
2007	Baltimore MD	70,000	10,100,000	30,318	283.65	Owned	10,360 lf	\$ -	\$ -	\$ 7,650,000	\$ 2,450,000	24.26%
2007	Frederick MD	30,000	10,936,000	31,060	258.47	1,000,000	89,664	\$ -	\$ -	\$ 9,886,000	\$ 1,050,000	9.60%
2007	Portsmouth NH	21,000	9,578,327	39,542	194.82	Owned	150,000	\$ 99,000	\$ -	\$ 8,916,419	\$ 700,000	7.31%
2007	Clifton Park NY	52,000	15,000,000	55,000	188.93	600,000	250,000	\$ -	\$ -	\$ 15,000,000	\$ -	0.00%
2007	Ossining NY	33,000	15,900,000	48,000	262.50	Owned	120,000	\$ -	\$ 120,000	\$ 15,800,000	\$ -	0.00%
2007	Glen Allen VA	68,000	13,400,000	40,300	213.77	Owned	120,000	\$ -	\$ -	\$ 13,400,000	\$ -	0.00%
2007	Hopewell VA	23,000	7,510,000	36,000	180.56	30,000	90,000	\$ -	\$ -	\$ 7,510,000	\$ -	0.00%
2008	Fairfax VA	68,000	20,002,092	43,886	297.45	Owned	220,000	\$ -	\$ -	\$ 20,002,092	\$ -	0.00%
AVERAGE					201.67					9,397,419	1,095,325	9.89%



**Concord / Portsmouth Budget Comparison With 40,000 SF Concord Projection**  
**9/28/2009, Revised 11/24/2009**

Appendix 3

WAGES & BENEFITS		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Comp Permanent Full-time	\$	608,373	\$ 17.52	\$ 723,251	\$ 19.03	See below	Concord 12 FT; Portsmouth 16 FT
Comp Permanent Part-time	\$	-	\$ -	\$ -	\$ -	See below	
Comp Part-time	\$	-	\$ -	\$ -	\$ -	See below	
Total Part-time Compensation	\$	240,328	\$ 6.92	\$ 208,790	\$ 5.49	See below	Concord 8 part-time; Portsmouth 9
Longevity	\$	-	\$ -	\$ 4,525	\$ 0.12	See below	
Overtime	\$	250	\$ 0.01	\$ 2,000	\$ 0.05	See below	
Retirement	\$	55,305	\$ 1.59	\$ 66,337	\$ 1.75	See below	
FICA (Soc Sec + Medicare)	\$	64,811	\$ 1.87	\$ 71,800	\$ 1.89	See below	
Health Insurance Benefits	\$	139,115	\$ 4.01	\$ 165,408	\$ 4.35	See below	Portsmouth Not Available. Estimate based on benefits as % of Concord Perm Full Time Pay Roll (22.87%)
Worker's Comp Insurance	\$	764	\$ 0.02	\$ 908	\$ 0.02	See below	Portsmouth Not Available. Estimate based on Worker's Comp Concord as % of Full Time Pay Roll (0.13%)
Unemployment Insurance	\$	620	\$ 0.02	\$ 737	\$ 0.02	See below	Portsmouth Not Available. Estimate based on Unemployment for Concord as % of Full Time Pay Roll (0.10%)
<b>TOTAL</b>	\$	1,109,566	\$ 31.95	\$ 1,243,756	\$ 32.73	\$ 1,276,001	Originally assumed 25 FTEs at Concord rate of \$55,478 / FTE FY 2010 Budget for new 40,000 SF facility. Revised by Taskforce on 9/28 to be based on 23 FTEs
<b>PER Full-time Equiv Employee</b>	\$	55,478		\$ 49,750		\$ 55,478	
PROF. DEVELOPMENT / MILEAGE		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Professional Development	\$	2,705	\$ 0.08	\$ -	\$ -	See Below	
Training/Education	\$	-	\$ -	\$ 1,500	\$ 0.04	See Below	
Dues Prof Organ	\$	-	\$ -	\$ 2,750	\$ 0.07	See Below	
Travel & Conference	\$	-	\$ -	\$ 4,400	\$ 0.12	See Below	
Mileage & Business Expense	\$	250	\$ 0.01	\$ 1,860	\$ 0.05	See Below	
<b>TOTAL</b>	\$	2,955	\$ 0.09	\$ 10,510	\$ 0.28	\$ 6,900	Changed by Taskforce on 9/28/09 formula = 23 FTE X \$300

BUILDING / TECH SERVICE REPAIRS		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Building Serv & Repairs	\$	50	\$ 0.00	\$ -	\$ -	\$ 58	
Prof & Tech Serv	\$	6,820	\$ 0.20	\$ -	\$ -	\$ 7,856	
Prof Bib Services	\$	-	\$ -	\$ 15,750	\$ 0.41	\$ -	
Professional Serv	\$	-	\$ -	\$ 5,300	\$ 0.14	\$ -	
Bus & Tech Equip Repairs	\$	53,415	\$ 1.54	\$ -	\$ -	\$ 61,529	
Repairs-Computer Eq	\$	-	\$ -	\$ 1,000	\$ 0.03	\$ -	
Repairs-Office Eq	\$	-	\$ -	\$ 2,000	\$ 0.05	\$ -	
Rental Other Equip	\$	-	\$ -	\$ 1,100	\$ 0.03	\$ -	
Comp/Software Maint	\$	-	\$ -	\$ 42,132	\$ 1.11	\$ -	
<b>TOTAL</b>	<b>\$</b>	<b>60,285</b>	<b>\$ 1.74</b>	<b>\$ 67,282</b>	<b>\$ 1.77</b>	<b>\$ 69,443</b>	
ADVERTISING / POSTAGE / COMMUNICATION SERVICES		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Advertising	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Communications Services	\$	3,532	\$ 0.10	\$ 1,000	\$ 0.03	\$ 4,069	
Postal & Delivery Services	\$	4,240	\$ 0.12	\$ 5,100	\$ 0.13	\$ 4,884	
<b>TOTAL</b>	<b>\$</b>	<b>7,772</b>	<b>\$ 0.22</b>	<b>\$ 7,600</b>	<b>\$ 0.20</b>	<b>\$ 8,953</b>	
IT / OFFICE SUPPLIES / TOOLS / EQUIPMENT		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Office IT and Printed Supplies	\$	20,765	\$ 0.60	\$ -	\$ -	\$ 23,919	
Processing Supplies	\$	-	\$ -	\$ 9,500	\$ 0.25	\$ -	
Microform Supplies	\$	-	\$ -	\$ 1,000	\$ 0.03	\$ -	
Archival Supplies	\$	-	\$ -	\$ 5,500	\$ 0.14	\$ -	
Meeting Supplies	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Office Supplies	\$	-	\$ -	\$ 2,225	\$ 0.06	\$ -	
Photo Supplies	\$	-	\$ -	\$ 500	\$ 0.01	\$ -	
Comp/Print Supplies	\$	-	\$ -	\$ 7,075	\$ 0.19	\$ -	
Copying Supplies	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Operating Supplies	\$	-	\$ -	\$ 3,700	\$ 0.10	\$ -	
Child Services Supplies	\$	-	\$ -	\$ 1,600	\$ 0.04	\$ -	
Printing	\$	-	\$ -	\$ 3,000	\$ 0.08	\$ -	
First Aid	\$	-	\$ -	\$ 500	\$ 0.01	\$ -	
Minor Tools & Equipment	\$	500	\$ 0.01	\$ 1,000	\$ 0.03	\$ 576	
<b>TOTAL</b>	<b>\$</b>	<b>21,265</b>	<b>\$ 0.61</b>	<b>\$ 38,600</b>	<b>\$ 1.02</b>	<b>\$ 24,495</b>	

BOOKS / PERIODICALS		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Library Books and Materials		\$ 126,132	\$ 3.63	\$ -	\$ -	\$ 126,132	Concord FY 2010 Budget Held Constant. Prior to FY 2010 amount was \$220,000 +/-
Books & Media		\$ -	\$ -	\$ 231,939	\$ 6.10	\$ -	
Periodicals		\$ -	\$ -	\$ 21,000	\$ 0.55	\$ -	
Micromedia		\$ -	\$ -	\$ 50,000	\$ 1.32	\$ -	
Bookbinding		\$ -	\$ -	\$ 600	\$ 0.02	\$ -	
<b>TOTAL</b>		<b>\$ 126,132</b>	<b>\$ 3.63</b>	<b>\$ 303,539</b>	<b>\$ 7.99</b>	<b>\$ 126,132</b>	<b>Portsmouth budget considerably greater than Concord</b>
UTILITIES (EXCEPT PHONE)		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Electricity		\$ 34,530	\$ 0.99	\$ 72,000	\$ 1.89	\$ 75,789	Assumes 40,000 SF, no storage, all open to public. Based on Portsmouth \$1.89 / SF
Heating Oil & Kerosene		\$ -	\$ -	\$ -	\$ -	\$ -	Steam not preferred fuel for heating source. Can be re-evaluated if new steam plant is built as Concord Steam is predicting 30% rate reduction.
Steam		\$ 36,080	\$ 1.04	\$ -	\$ -	\$ -	Concord 40,000 based on Portsmouth \$0.53/SF Natural Gas Cost
Natural Gas		\$ -	\$ -	\$ 20,000	\$ 0.53	\$ 21,053	
Water/Wastewater		\$ 3,090	\$ 0.09	\$ 3,950	\$ 0.10	\$ 3,559	
<b>TOTAL</b>		<b>\$ 73,700</b>	<b>\$ 2.12</b>	<b>\$ 95,950</b>	<b>\$ 2.53</b>	<b>\$ 100,402</b>	
PROPERTY MAINTENANCE / INSURANCES		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Custodial / Janitorial		\$ 123,147	\$ 3.55	\$ 134,900	\$ 3.55	\$ 141,854	Concord - Municipal Complex / Total SF at Complex X Library SF (or, \$3.55 / SF). \$3.55 / SF applied to Portsmouth as estimate as no budget avail.
Property Insurance		\$ 7,535	\$ 0.22	\$ 8,246	\$ 0.22	\$ 8,680	Cost for Portsmouth not carried in library budget. Estimate based on Concord per SF cost.
Liability Insurance		\$ 9,751	\$ 0.28	\$ 10,671	\$ 0.28	\$ 11,232	Cost for Portsmouth not carried in library budget. Estimate based on Concord per SF cost.
Cap Outlay<\$10K-Off Bus Equip		\$ -	\$ -	\$ -	\$ -	\$ -	
Cap Outlay<\$10K-Other		\$ 1,350	\$ 0.04	\$ -	\$ -	\$ 1,555	
Technology Equipment		\$ -	\$ -	\$ 1,000	\$ 0.03	\$ -	
Furniture & Fixtures		\$ -	\$ -	\$ 5,000	\$ 0.13	\$ -	
<b>TOTAL</b>		<b>\$ 141,783</b>	<b>\$ 4.08</b>	<b>\$ 159,816</b>	<b>\$ 4.21</b>	<b>\$ 163,321</b>	



MISC. PROGRAMS & CONTINGENCY		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Staff Recognition		\$ -	\$ -	\$ 500	\$ 0.01	\$ -	
Programs		\$ -	\$ -	\$ 7,073	\$ 0.19	\$ -	
Contingency		\$ -	\$ -	\$ 946	\$ 0.02	\$ -	
<b>TOTAL</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,519</b>	<b>\$ 0.22</b>	<b>\$ -</b>	
TOTAL BUDGET		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
TOTAL BUDGET		\$ 1,543,458	\$ 44.45	\$ 1,935,572	\$ 50.94	\$ 1,775,645.68	Est. O&M budget for 40,000 SF facility 23.25% greater than existing 34,725 SF facility (or \$358,808). Budget estimate = \$47.56 / SF
BUDGET PER CAPITA		\$ 36.70		\$ 94.33		\$ 42.22	40,000 SF per capita based on current City population est. of 42,052
BUDGET PER HOUR OPEN		\$ 555.40		\$ 543.39		\$ 638.95	40,000 SF facility estimated to be open 2,779 hours / year

**Disclaimer: Based on FY 2010 budget data. No escalators for inflation between Sept 2009 and actual opening date of new facility. Assumes new 40,000SF in FY 2010 dollars.**  
**Disclaimer: Estimate not based on a final design. All estimates, especially staffing, subject to change.**  
**Disclaimer: Assumes 40,000 SF facility to be open 2,779 hours / year (same as current Green St facility for FY 2010)**

	Concord	Portsmouth
City Population 2008 NHOEP	42,052	20,520
Square Footage (Gross)	34,725	38,000
Total Full-time Equiv. Employees (FTEs)	20	25
Total Volumes	150,000	135,000
Total Hours Open Annually	2,779	3,562
Building SF / Capita	0.83	1.85
Population / FTE	2,102.60	820.80

15.04% \$1.775 Million Operating Budget  
29.58% \$2 Million Operating Budget

## A 21st century library for Concord, NH

The Task Force identified the several limitations of our current library that point to the need for a new library. Please check those you agree with.

Answer Options	Labels	Response Percent	Response Count
The current library is crowded and does not feel welcoming and accessible.	Crowded, not welcoming and accessible	29.3%	29
The current library does not have enough seating for reading or studying.	Not enough seating for reading or studying	46.5%	46
The current library does not have enough meeting spaces for small groups.	Not enough meeting spaces for small groups	49.5%	49
The current library's auditorium is inadequate.	Inadequate auditorium	52.5%	52
A significant portion of the collection is in storage and not accessible and browsable by the public.	Collection is in storage and not accessible and browsable	71.7%	71
The current library does not have enough internet workstations.	Not enough internet workstations	39.4%	39
The current library does not have adequate parking.	Inadequate parking	59.6%	59
The current library does not have space for children's programming near the Children's Room.	Children's programming not near the Children's Room	30.3%	30
The current library does not have a dedicated space for teens.	No dedicated space for teens	54.5%	54
The current library's physical layout is inefficient and inflexible.	Physical layout is inefficient and inflexible	38.4%	38
Concord has outgrown the existing library.	Concord has outgrown the existing library	46.5%	46
I feel the current library is adequate	Current library is adequate	24.2%	24
Other (please specify)	Other (please specify)	22.2%	22
answered question			99
skipped question			1

### Comments:

None of the first 4 statements is true. Can the programming in the Children's Room be done in the Children's Room? Who would supervise a dedicated space for teens? The existing library could benefit by an addition.

1 Difficult to browse when so much is in storage.

3 75% of the books I borrow are through inter-library loan. The current library does not have adequate collection.

4 Needs to interact with the Arts besides that on walls.

5 Adequate with a few improvements.

6 I am afraid the "bursting at the seams" urgency will compromise aesthetics. A big square rectangular box is disappointing to inadequate, its old. There are not enough facts to support the argument that we have outgrown the existing library. We

7 do not have a drop-in area for the homeless in Concord and this population uses it for this purpose and this impacts

8 It's a beautiful building in a convenient area.

9 The library as it is has a great deal of charm. It is unfortunate it has the identified problems. It is overstated to make this b

10 I do not know of other libraries which include an auditorium. Will the new library have a new auditorium? Is this necessary?

11 Lighting and general aesthetic appeal are sadly lacking

12 Current limitations could be addressed by a creative, empowered, and dynamic staff.

13 lacks general sense of community gathering place, inviting to all

14 Unsure

15 I feel we need a satellite library on the East Side.

16 While there may be enough seating, I would like to see more inviting chairs and space to encourage reading

17 I like the current library since it's been my library for 30 years, but I see the possibilities for it to be more of a community c

18 I never use the library, and don't have a card. It's too stuffy and not community-engagement oriented.

## A 21st century library for Concord, NH

**What are important aspects of a 21st Century Library? Please check all that apply.**

Answer Options	Labels	Response Percent	Response Count
A 21st Century library features an architectural design that	Architectural design	53.1%	52
A 21st Century Library has comfortable meeting spaces of all	Comfortable meeti	57.1%	56
A 21st Century Library Is fully accessible.	Fully accessible.	75.5%	74
A 21st Century Library Is fully wired and fully uses	Wired and fully use	75.5%	74
A 21st Century Library offers easy access, ample parking	Easy access, ample	56.1%	55
A 21st Century Library meets the needs of consumers of all	Meets the needs of	82.7%	81
A 21st Century Library is modern and flexible to meet the	Modern and flexibk	61.2%	60
A 21st Century library would offer more educational and	Offer more educati	64.3%	63
Other (please specify)	Other (please spec	22.4%	22
<b>answered question</b>			<b>98</b>
<b>skipped question</b>			<b>2</b>

### Comments:

- 1 None of the considered locations are more convenient than the Green Street site.
- 2 Regarding last statement: Sounds loud- too loud for research.
- 3 Connects with Main Street and City Schools.
- 4 Would like to see a "pit" theatre, especially for the young.
- 5 The Green St. space is very convenient for many people.
- 6 ADA compliance needs updating.
- 7 Should not be a social services center or a place to spend the day sleeping and should not be a coffee shop.
- 8 Do not confuse the space issue with the "large box" bookstores.
- 9 There is a culture shift to be more inclusive and supportive of all programming. This is more staff people than s
- 10 Ebooks  
Encourages all parts of the community: rich and poor not just old and young to participate. A library that only
- 11 serves the needs of those too poor to have their own Internet or their own books is a poverty program and will
- 12 Friendly, can do director attitude.
- 13 brings together a diverse community
- 14 Should include a space for socializing/ coffee shop
- 15 access tv production center
- 16 Involvement with other institutions, such as Red River Theater, Capitol Center for the Arts, etc.
- 17 A 21st Century Library has decent bicycle parking near the door.
- A 21ST CENTURY LIBRARY WORKS WITH THE ELEMENTS OF THE CREATIVE ECONOMY TO SUPPORT EACH
- 18 OTHER AND THE LOCAL ECONOMY



## A 21st century library for Concord, NH

What factors are important in considering where a new library could be sited? Check all that apply to an appropriate site.

Answer Options	Answer Options	Response Percent	Response Count
is convenient	is convenient	72.0%	72
has ample parking	has ample parking	72.0%	72
is fully accessible	is fully accessible	74.0%	74
is downtown	is downtown	59.0%	59
located near other community resources (shopping, dining, cultural)	near other community resources	57.0%	57
enhances redevelopment opportunities in the surrounding area	enhances redevelopment opportunities	35.0%	35
provides opportunity for expansion	provides opportunity for expansion	50.0%	50
is on bus routes	is on bus routes	64.0%	64
Other (please specify)	Other (please specify)	27.0%	27
		<b>answered question</b>	<b>100</b>
		<b>skipped question</b>	<b>0</b>

### Comments:

- 1 Bus routes can be changed to serve the current site in the civic center, where it now is.
- 2 Has branches or ability to serve other areas such as the Heights.
- 3 Site should be accessible by walking, transportation, safe for bicycles.
- 4 Money, best use of what we have. It's currently used mostly by homeless, that factor needs to be addressed.
- 5 Being downtown is the most important.
- 6 Child friendly to get to, cycle friendly.  
Would like to see an Green Arts complex on Green St. Diocesan House and existing library and city offices could all be tied together in a culture complex and Audi and present community center. I can't argue with any of these reasons, I'm just
- 7 attached to the present site in extremes. I moved to my house to be within walking distance of 2 libraries city and state.
- 8 Should be in a safe, pleasant area.
- 9 Is downtown but stays on this side of the river.
- 10 There should be the opportunity for coffee or a sandwich. I believe you should consider Penacook and Everett Arena as site
- 11 The site should allow the city to grow physically.  
redevelopment opportunities, but I do not think that is the ROLE of a library. The role of a library is to ensure equal access
- 12 to information.
- 13 A playground on the site would be nice.
- 14 I don't care about any of this. I have always viewed libraries as destinations and not places I happen to pop into because I
- 15 First & foremost site should work for functions and users of library; tax and downtown redevelopment sub purposes should
- 16 Near where people live so that it is accessible by walking.
- 17 underscore: downtown/accessible, supports economic growth
- 18 I feel strongly that keeping the library in the downtown is critical for the vitality of our town and important for all users, not
- 19 near police station, bus routes are easy to change, redevelopment can change fit with adjacent properties
- 20 Is designed to enhance its location. Is not ultra modern or sterile but builds from the brick-style design around it.
- 21 I personally love the current location and would use the library less if it was moved to Storrs St  
Would prefer to have it in historic civic district. Next choice would be historic site nearby (Walker School?). Not enthused
- 22 about library in retail district.
- 23 PROVIDES FOR FLEXIBILITY OF DESIGN TO ALLOW FOR ADVANCES IN TECHNOLOGY AND PURPOSE OVER THE NEXT 100

## A 21st century library for Concord, NH

### What do you see as the potential benefits of a 21st Century Library on the recommended

Answer Options	Labels	Response Percent	Response Count
It will be a centrally located gathering place, a centerpiece of community activity, reflecting Concord's values and traditions, and bringing more people together.	Centrally located gathering place	56.1%	55
It has great potential to increase property values and bring more people downtown.	Potential to increase property values and bring more people downtown.	43.9%	43
It will free up the existing library building, which could be used for other identified city needs by expanding the city hall campus, without impacting the adjacent neighborhood.	Free up the existing library building	43.9%	43
It has the right utilities, public transit access and ample parking, and is a use consistent with the city master plan.	Right utilities, public transit access and ample parking	42.9%	42
There are no benefits to this site.	No benefits to this site.	18.4%	18
Other (please specify)	Other (please specify)	31.6%	31
answered question			98
skipped question			2

#### Comments:

- 1 So do many other sites including the existing building.  
Regarding the first statement: a bar, the Audi, Red River Theatre, etc. fit this description. We do not need more city
- 2 government office space. If there is to be a totally new building at a new location, this site is somewhat better than others.
- 3 This is not the best site.
- 4 Public transit is not presently adequate and limited routes.
- 5 I am concerned about safe passage from Main Street (downhill)
- 6 Regarding the checked statement: more info on this needed.
- 7 Storrs Street is ugly whereas Green St is much more attractive.
- 8 I think another site should be considered.
- 9 I would like to see more press to other sites, especially ones already owned by city and schools.
- 10 Keep it relatively close to downtown.
- 11 I really don't like that site for children to go to.
- 12 See notes above.
- 13 I question what the plan is for the current library building if a new one is built.  
  
I think that this location is totally ridiculous. There are already way too many non-shoppers parking in the retail parking lot across the street and this would only increase this problem. We have empty schools, etc. that should be utilized rather than
- 14 sit empty. Has the issue of buying homes nearby the existing library even been considered?  
I am not sure why people want it to be downtown. I would rather have the new library be located with easily accessible
- 15 parking and an outdoor area as well. I assume that the ample parking mentioned above would have to be in the garage.
- 16 I question the parking situation. Would there be FREE parking. Without FREE parking then are you ensuring the library is accessible  
Capitol Commons garage is not going to magically be more appealing to people if the library is next to it. Downtown could be
- 17 redeveloped for businesses and condos that could reduce everyone else's tax burden. I'm not sure it's the best place for the  
This would be an opportunity to create some needed green space (courtyard, small park) in the downtown area -- this
- 18 consideration should be incorporated in the design.
- 19 See above. The only advantages of the site are that a new library would eliminate an existing eyesore. Otherwise, I don't care  
support the bldg of a new library but am concerned about Storrs St. As it stands now, it is on a steep incline and located  
behind all of the downtown action. If people are driving or walking by this spot will usership continue at the same rate? Will
- 20 Teens be inclined to travel to this spot? Is the hill too steep? My fear is that we're "backing" into the site because it works for
- 21 It will visually enhance the Storrs Street area and aid in expanding the community's notion of "downtown" beyond the few blocks
- 22 Storrs St. is not a residential area; it is convenient to no one.
- 23 I like the central downtown aspect but worry about flooding.
- 24 I do not see any benefit to that site. If we need a new library the Walker school site is much better.  
It's location next to Red River Theatres which is the ipso-facto intellectual center of the Concord community right now is a
- 25 huge plus. Drawing on that connection is so important.
- 26 CREATES ACTIVITY, VIBRANCY IN THE DOWNTOWN.....
- 27 Yes, it's centrally located and yes, it may bring more people downtown but the library doesn't belong in a retail district.



## A 21st century library for Concord, NH

What do you use the library for? Check all that apply.

Answer Options	Answer Options	Response Percent	Response Count
Books	Books	86.9%	86
Meetings (social, work)	Meetings (social, work)	29.3%	29
CDs, DVDs	CDs, DVDs	63.6%	63
Internet access	Internet access	20.2%	20
Place to go with the kids	Place to go with the kids	32.3%	32
Magazines, newspapers	Magazines, newspapers	47.5%	47
Research	Research	58.6%	58
Audiobooks	Audiobooks	35.4%	35
Study space	Study space	15.2%	15
Job search	Job search	5.1%	5
Programs (Storytime, Reading Groups, etc.)	Programs	26.3%	26
I don't use the current library.	I don't use the current library.	2.0%	2
Other (please specify)	Other (please specify)	11.1%	11
		answered question	99
		skipped question	1

### Comments:

- 1 But think all listed uses are important.
- 2 Browse
- 3 Volunteer, get community information from the bulletin board.
- 4 Programs in the Auditorium.
- 5 I use books from the library every day.

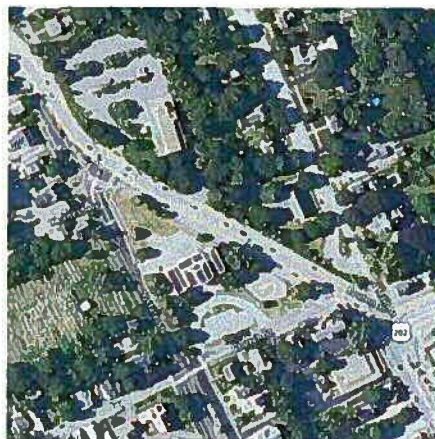
I use the library infrequently now. Would love to have space at the library where I could bring my research and work. But right now it is not conducive to "setting up shop" to do my work.





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Site Evaluation and Supplemental Information  
**Concord Public Library**  
**Concord, New Hampshire**



**DRAFT**



## **Table of Contents**

Executive Summary	2
Walker Elementary School Site	3
Addition and Renovation	5
New Construction	10
Storrs Street Site	15
Estimates	18

## **Executive Summary**

The City of Concord, New Hampshire has established a task force to evaluate options for relocation of the Concord Public Library. As a part of their evaluations the task force needed additional analysis of sites under consideration.

The City of Concord, New Hampshire contracted with Johnson Roberts Associates in April of 2010 to provide additional analysis as supplemental services to the 2007 Needs Assessment Report prepared by this office. Analysis in this report includes an evaluation of the Walker Elementary School for use as the Concord Public Library, as well as supplemental information on the Storrs Street site.

The existing Walker Elementary School was evaluated for potential renovations and additions as well as an examination of the feasibility of constructing a new library on the site.

Options for creating an accessible path of travel from main street to the Storrs street site were evaluated.

Rough Budget Estimates of Probable Project Cost were provided for renovations and additions to the Walker Elementary School, and construction of a new library on the Walker Elementary School site.

An Updated Rough Budget Estimate of Probable Project Cost was also provided for the Storrs Street Site.



**Walker Elementary School Site**



**Storrs Street Site**



## **Walker Elementary School**

The Walker Elementary School was constructed in 1910 on a site bounded by North State Street, Bouton Street, and North Main Street, in the City of Concord. The surrounding properties are primarily residential.

The existing building contains approximately 30,000 square feet with two levels above grade and a basement. Exterior walls are brick with load bearing interior masonry walls along a central corridor and stair wells.

The facility does not comply with the Americans with Disabilities Act (ADA). The two main entrances facing Church Street are not accessible, with steps leading to a landing in front of the doors. Once inside an additional set of stairs lead to the main level. The building does not have an elevator. Toilet rooms are currently located on the basement level and are not handicapped accessible.

An evaluation of the condition of the existing building was performed by Dore and Whitter, Inc., as a part of their masterplannign study for the schools, which outlines the existing conditions in greater detail. The masterplan study concluded that the Walker Elementary School would require substantial renovation to alleviate life safety issues and provide access. Extensive interior renovations would also be required to bring the building into compliance with current educational standards. Therefore the masterplan did not recommend renovations to the building.

## **Site**

The site consists of a triangular plot of land, a little over two acres in area, a bounded by three streets. The site is entirely within the Historic District, and is served with municipal water and sewer.

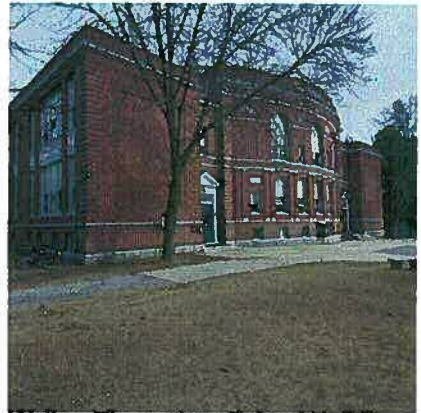
A summary of dimensional requirements from the Concord Zoning bylaw is as follows:

Zoning district	"IS" (Institutional)
Min Lot area	25,000 SF.
Buildable land	12,500 SF
Min Lot Frontage	150'
Min Front setback	30'
Min Rear Setback	30'
Min Side yard	25'

Max Lot Coverage	75%
Max Building height	45'



Walker Elementary School Site



Walker Elementary School Building



Site View

## **Existing Conditions**

The existing Walker Elementary School poses a number of challenges that make its reuse as a library difficult but not impossible.

The building program for the concord Public Library calls for a library of approximately 40,000 square feet. The existing Walker Elementary School contains approximately 30,000 square feet including the basement. Therefore an addition would be required to meet the requirements of the building program.

The Walker Elementary School contains a number of separate classroom spaces divided from each other by a central corridor and stairwells that are built with load bearing masonry walls. Current seismic codes in New Hampshire make alteration of load bearing interior and exterior walls impractical. Any reuse scheme needs to make use of the existing classrooms without altering the load-bearing interior partitions.

Ideally a library should be comprised of spaces that open on to one another to facilitate with staff supervision. The existing layout of the Walker School makes it difficult to efficiently use the separate classrooms spaces.

Differences between the sizes of spaces called for in the building program and the sizes of the existing classrooms also make it difficult to reuse the facility without creating a facility that contains more square footage than the building program calls for.

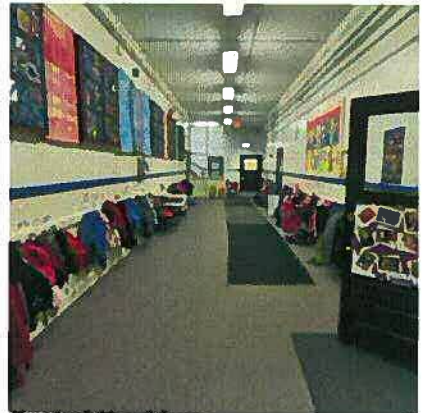
The Dore and Whittier Masterplan includes a structural review of the building. While their engineers were not able to verify the construction of the floor system they believed it to be a poured in place concrete slab. The structural capacity of this slab is not known, but our experience with similar structures would suggest that a structural live load capacity of 75- 100 pounds per square foot would be typical.

Library book stacks require floors with a structural live load capacity of 150 pounds per square foot. Due to the structure of the main and upper floor it is not possible to place library book stacks in these areas. Library book stacks could be placed on the slab on grade of the basement level.

The current front yard area of the building is large enough to accommodate a parking lot for 100 plus cars.



Stairs at Entrances



Central Corridor



Typical Classroom

## **Addition and Renovation Scheme**

The facade facing Church Street was clearly designed to be the front of the building. Additions to the building should be located to the rear of the existing building to preserve this facade.

Because the site is bounded on three sides by streets the 30' front yard setback applies on all sides of the site. This creates a triangular buildable area of approximately the right size for a three level addition to the rear of the existing building.

To test the feasibility of addition and renovations to the Walker Elementary School we created a conceptual floor plan showing a three story addition to the rear of the existing school building. A parking lot for 100 plus cars is accommodated on the Church Street side of the building with a drop off on the west side of the site.

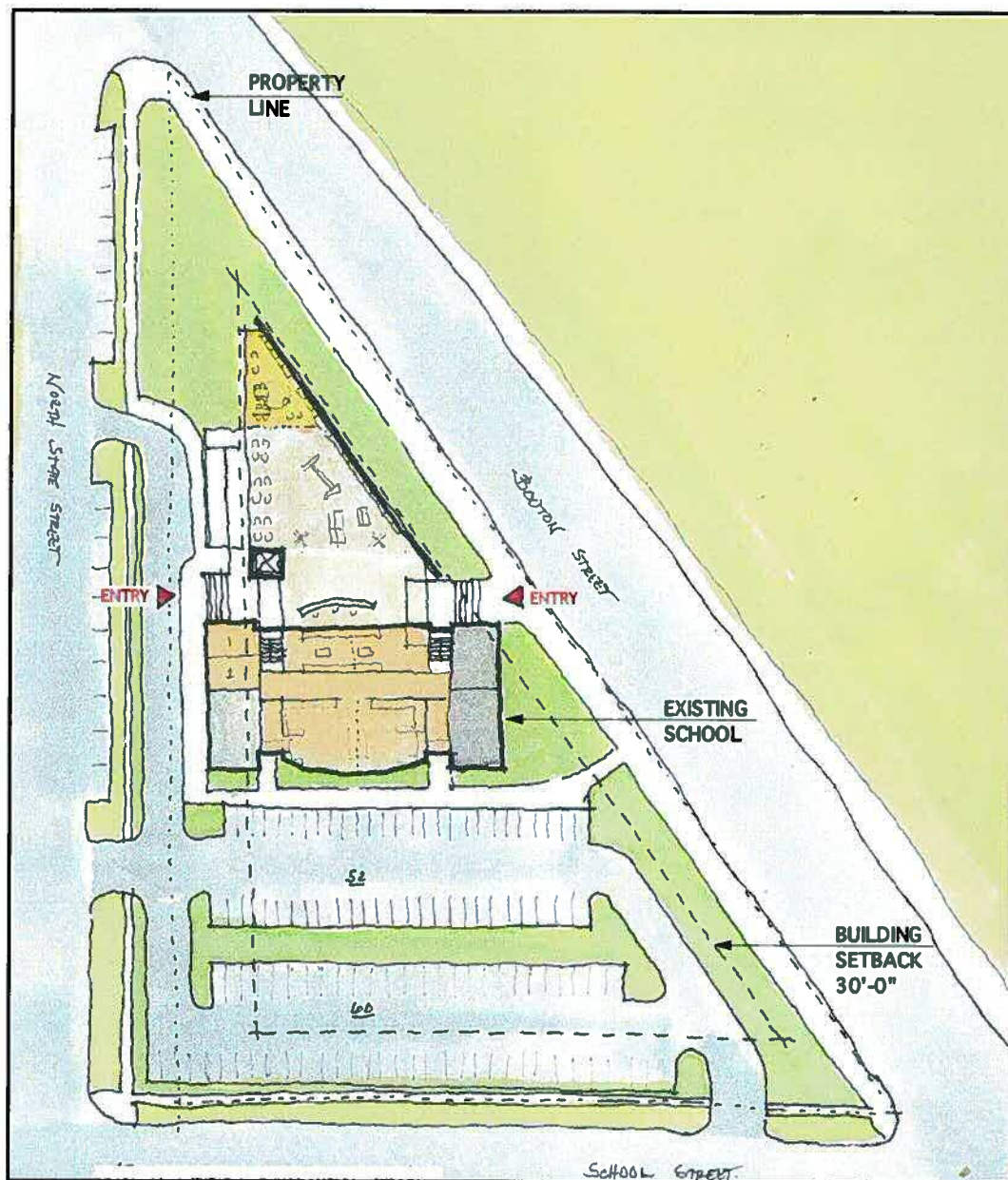
Floors of the addition align with the existing floor levels, in order to create the most efficient use of interior space. This of course creates a challenge for creating an accessible entrance.

In order to create a secure accessible entrance into the building, entrances are located on the sides of the addition at the lower level. A ramp leads from grade to the lower level entrance to provide an accessible path of travel. Once inside the building and elevator in the addition would provide access to the upper floors

The lowest level contains the entrance lobby and circulation desk, technical and administration functions, new books and audio visual material and a Young Adult Department. The second level would contain the bulk of adult library services with adult bookstacks located in the new addition, and classrooms housing computer lab and quiet study rooms. The upper floor housed the children's department which is located in the addition and a meeting room located in the auditorium of the original school.

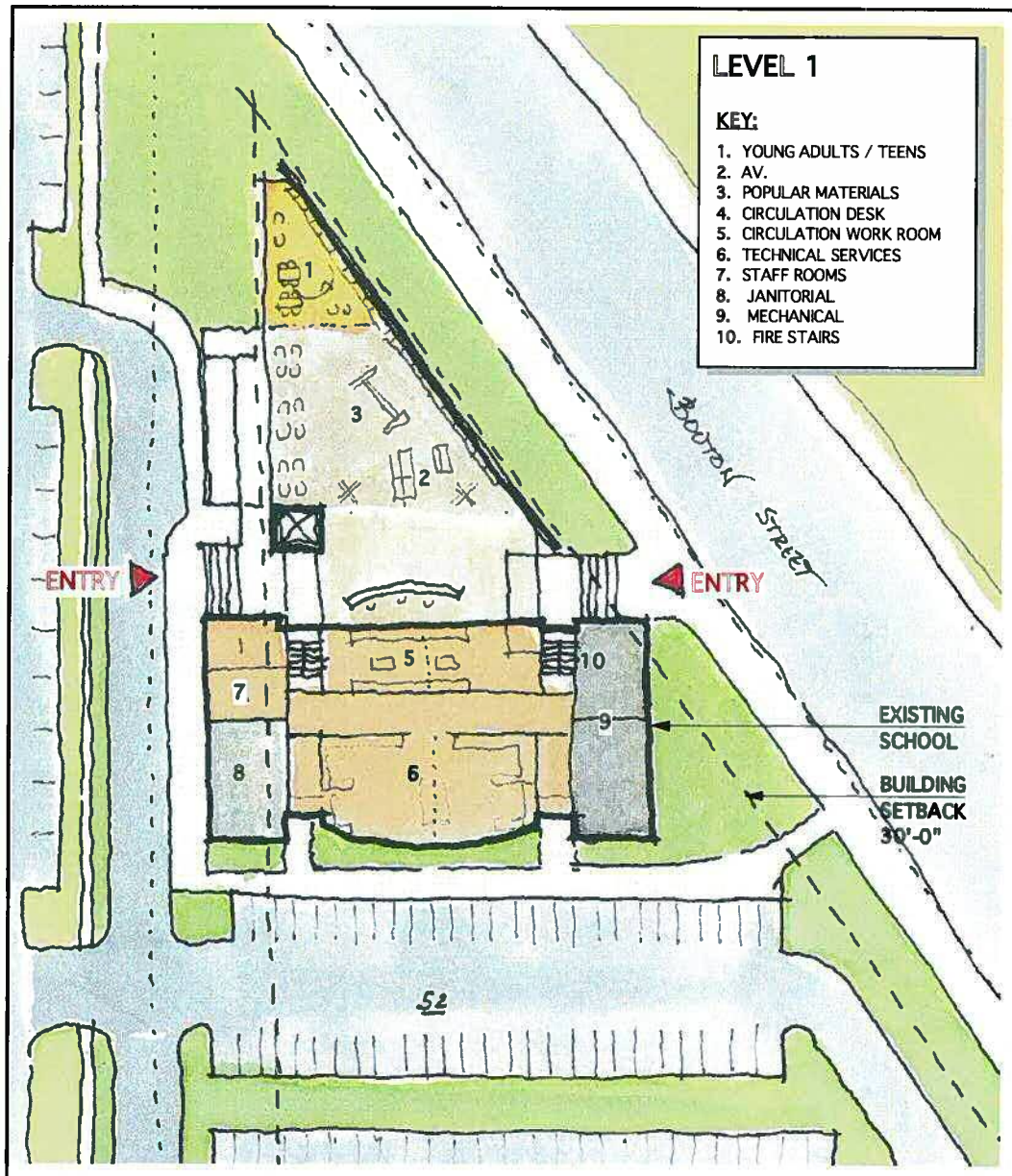
While the spaces of the existing school building can serve library functions they are difficult to efficiently utilize. In order to accommodate the requirement of the building program the addition would need to be approximately twenty thousand square feet (20,000 Sf), which results in a facility with fifty thousand gross square feet (50,000 Sf). This is ten thousand square feet (10,000 Sf) larger than a new building would be. thus resulting in higher construction and operating expences.





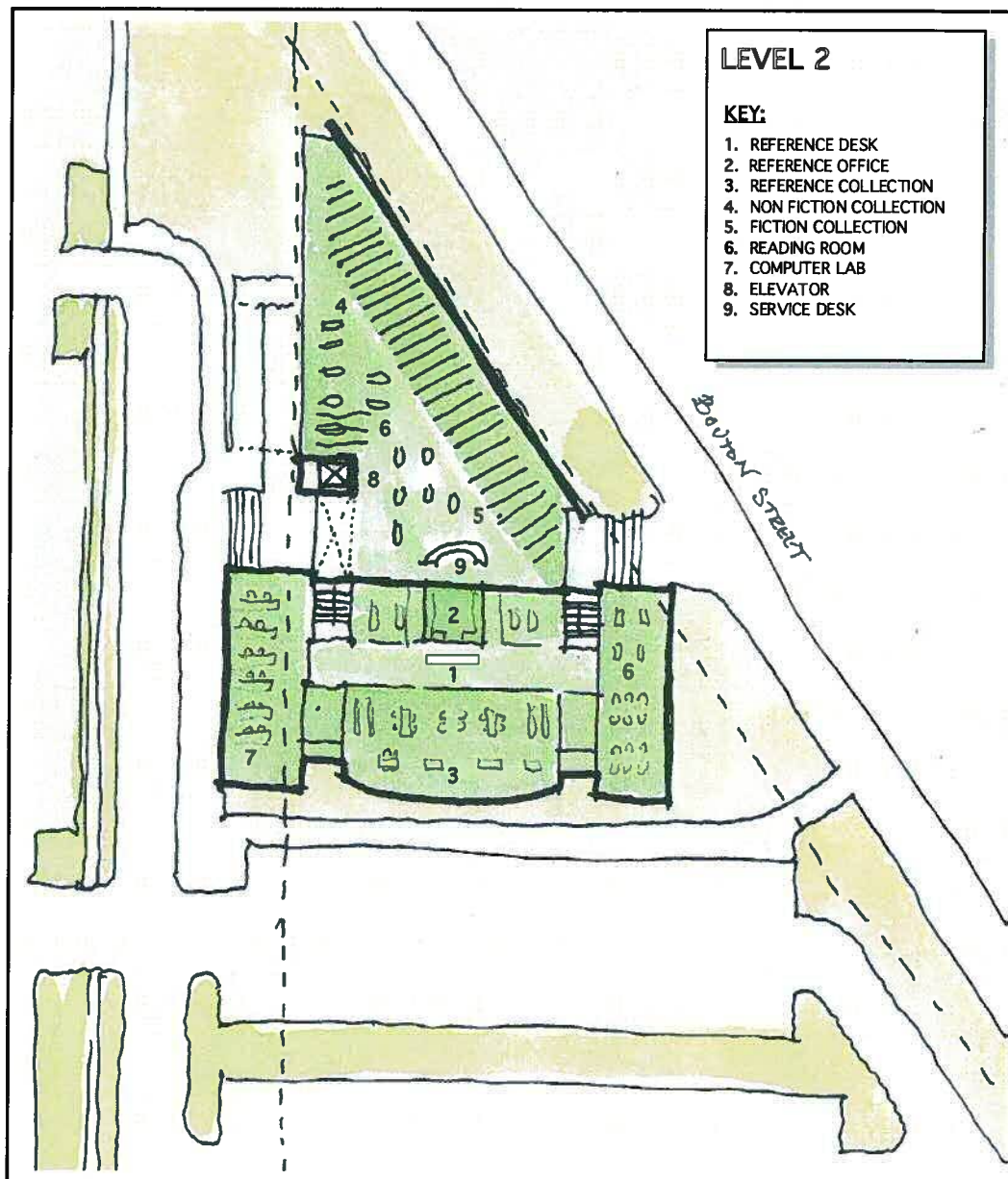
**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**SITE PLAN SCHEME - C ADDITION**

Concord New Hampshire



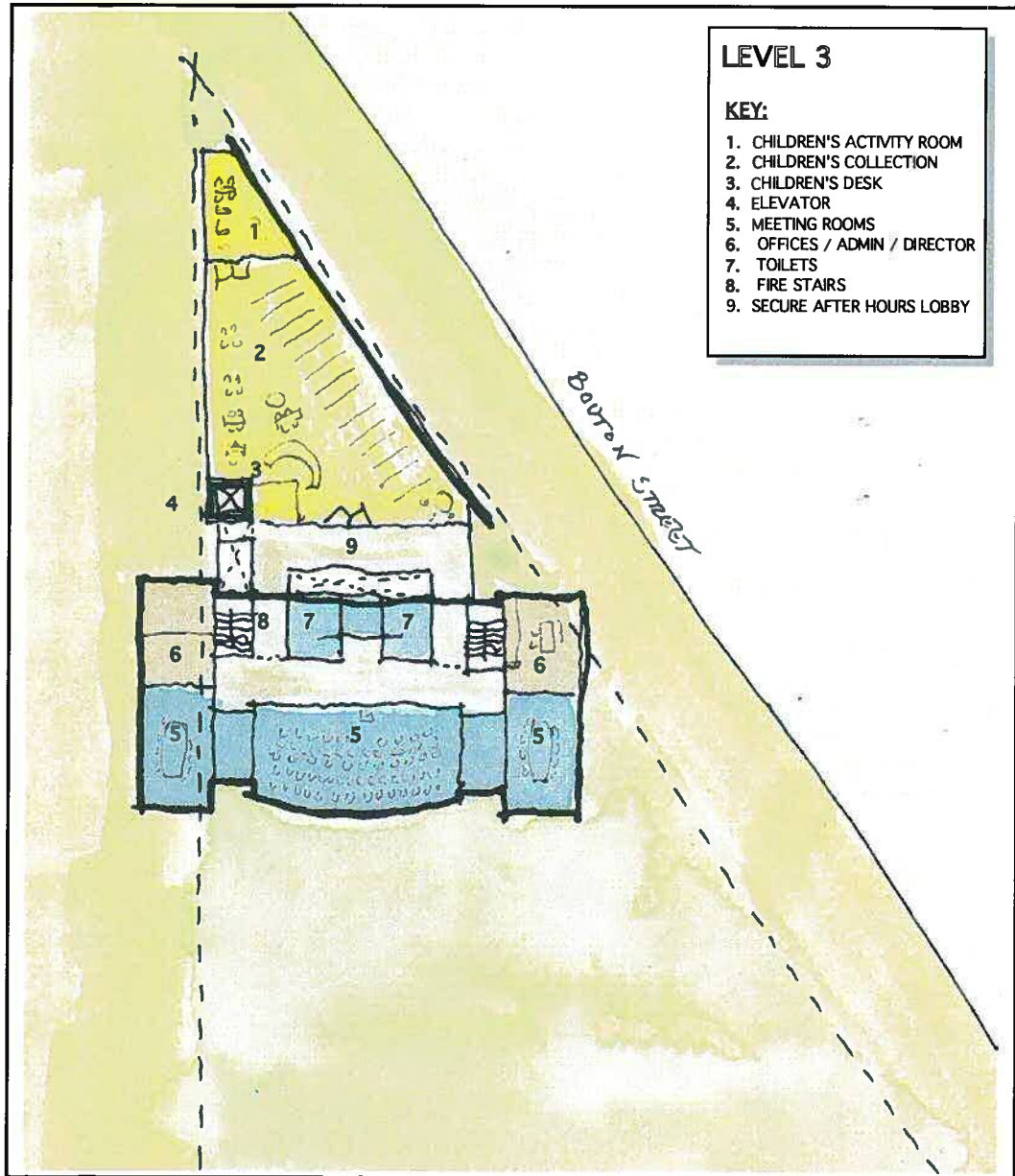
**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 1 PLAN SCHEME - C ADDITION**  
Concord New Hampshire





**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 2 PLAN SCHEME - C ADDITION**  
Concord New Hampshire





**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 3 PLAN SCHEME - C ADDITION**  
Concord New Hampshire



## **New Construction**

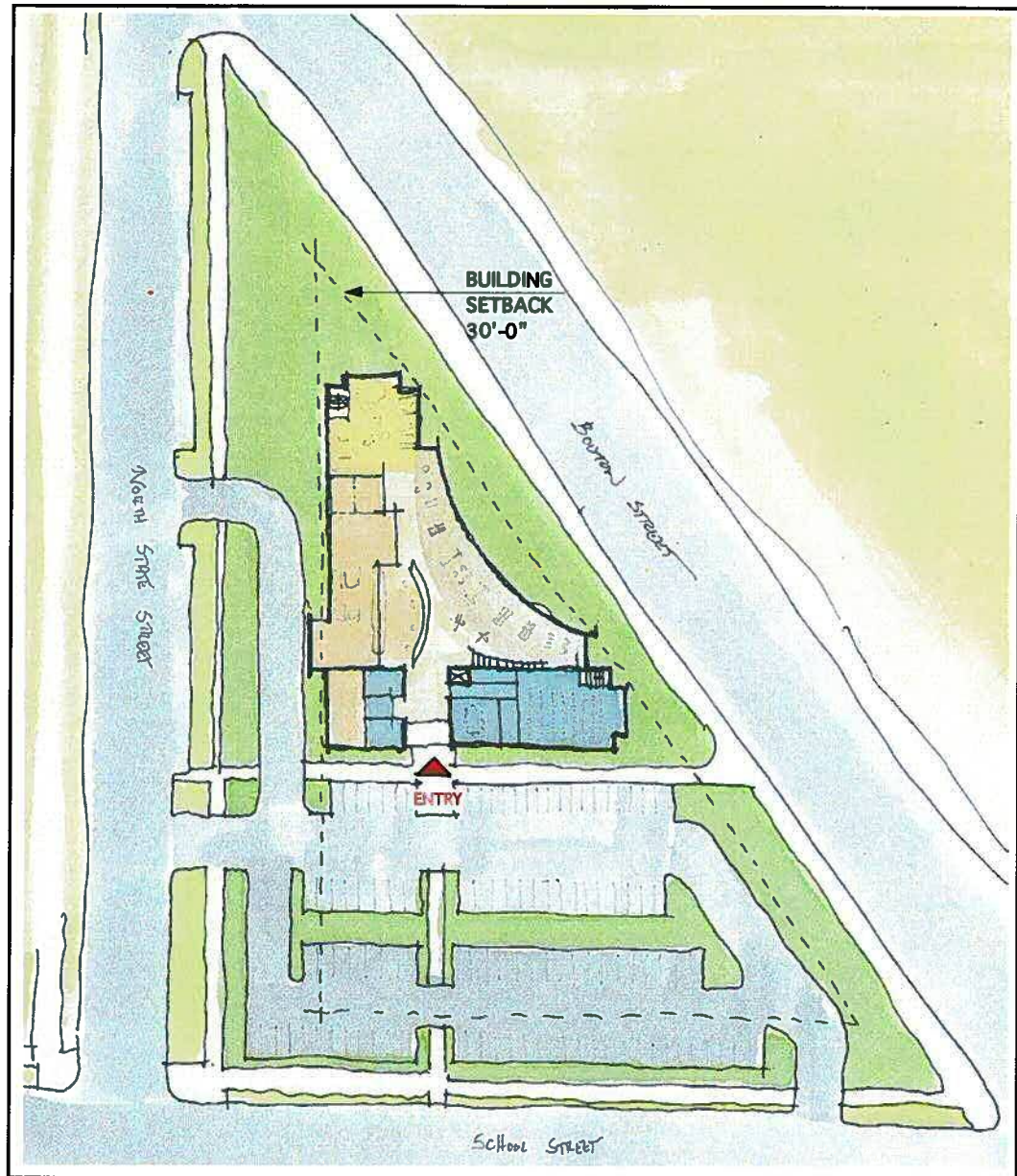
A conceptual design for a new building on the Walker Elementary School site was prepared to compare rough costs verses the renovation and addition scheme.

The conceptual design for the new library is a new three story structure located on the narrow part of the triangular parcel with parking for 100 plus cars on the Church Street side.

The new building is 40,000 square feet on three levels. The Circulation desk is located on the first level to monitor the building entrance. An elevator serves the upper floors. The meeting room is located on the main floor and is set up to provide after hours access. Library administration, New Books, the Audio Visual Collection are also on the first floor. The second floor contains the fiction and non-fiction collection and adult reading areas. The third floor contains the children's department, reference department and computer

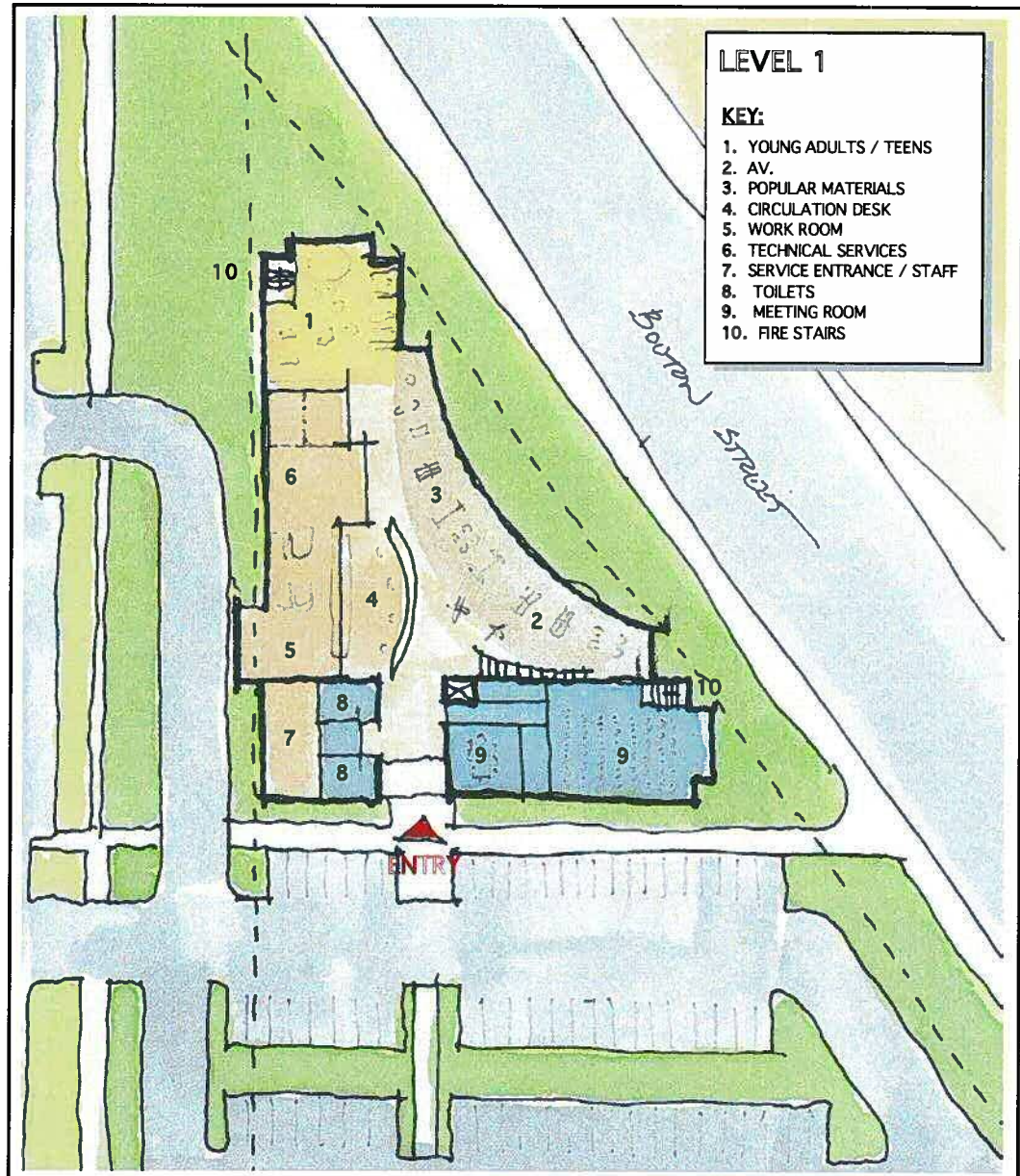
Because the new building is free of the constraints posed by the layout of the Existing Walker Street School it can accommodate the requirements of the building program more efficiently, which results in a smaller building. Because new building is smaller it would be less expensive to operate, and easier for staff to monitor and provide patron services.

In the long run demolishing the Walker Elementary School and construction a new library on the site appears to provide the most cost effective approach for this site.

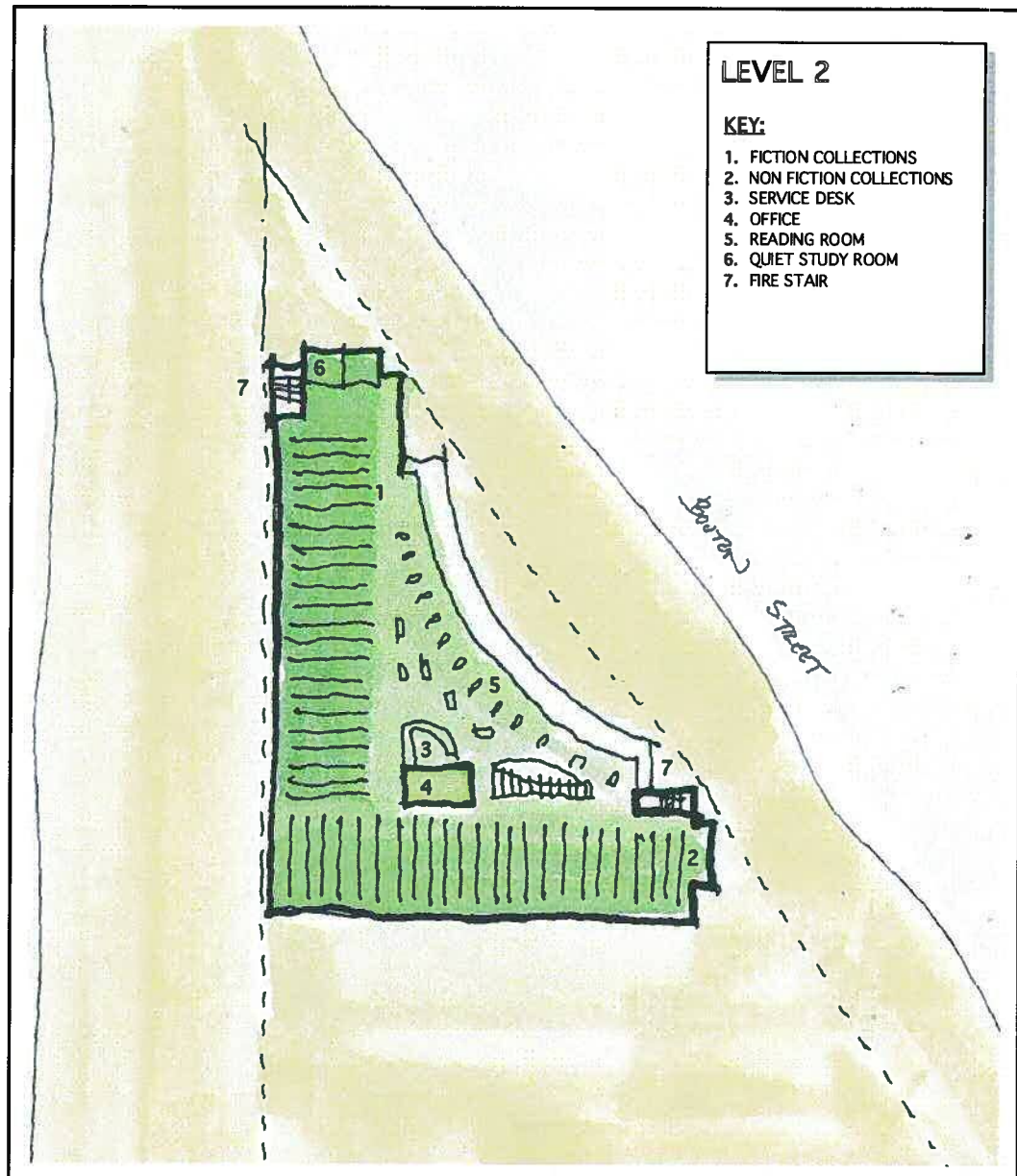


**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**SITE PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire



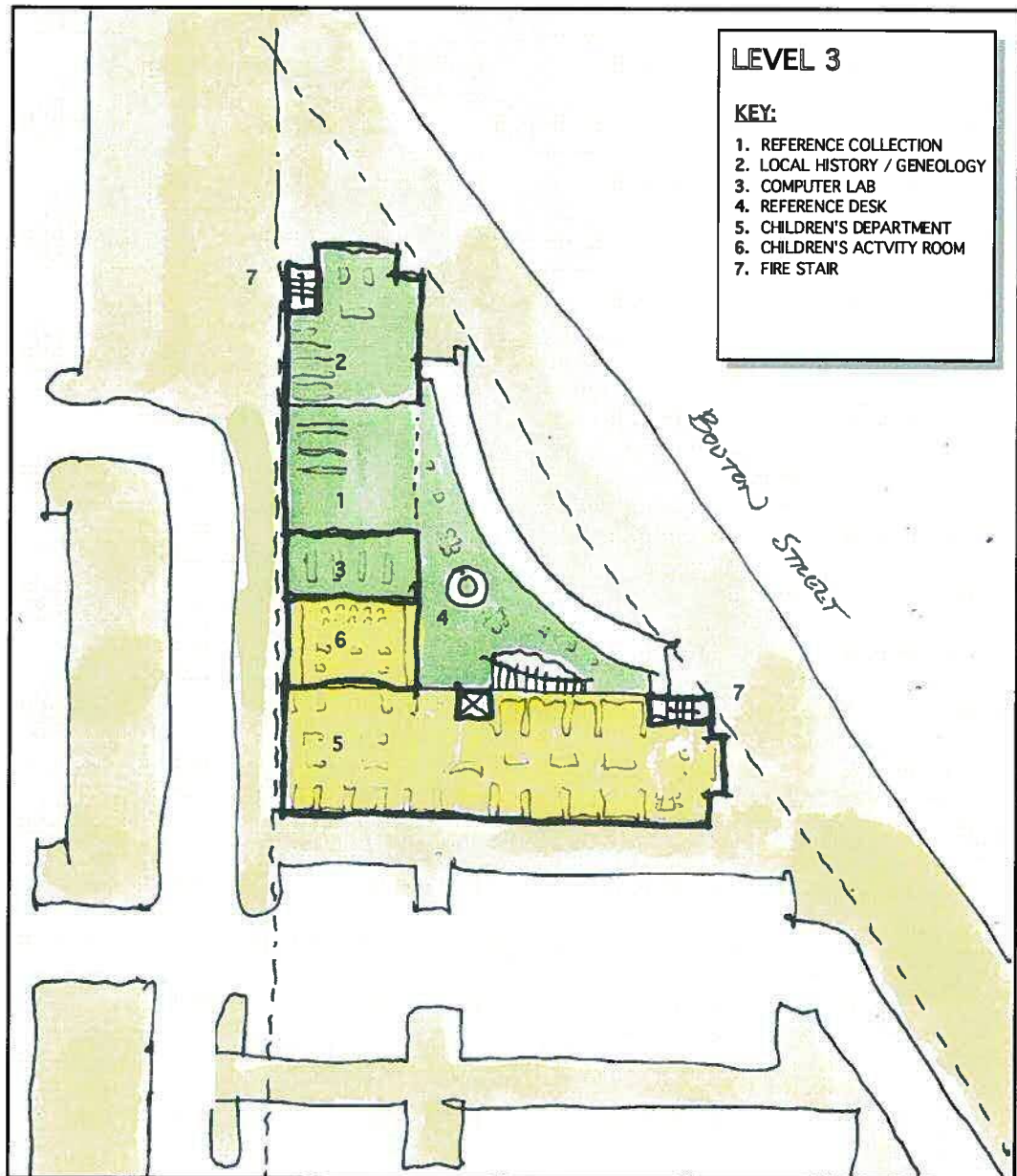


**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 1 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire



**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 2 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire





**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 3 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire



### **Storrs Street Site**

The library task force has questioned the accessibility of the Storrs Street site due to the steep slope of Pleasant Street, which is sloped at a pitch which exceeds that permitted as an accessible path of travel. This creates a condition in which it could be difficult for library patrons with limited mobility to access the library on foot (or in a wheelchair) from Main Street.

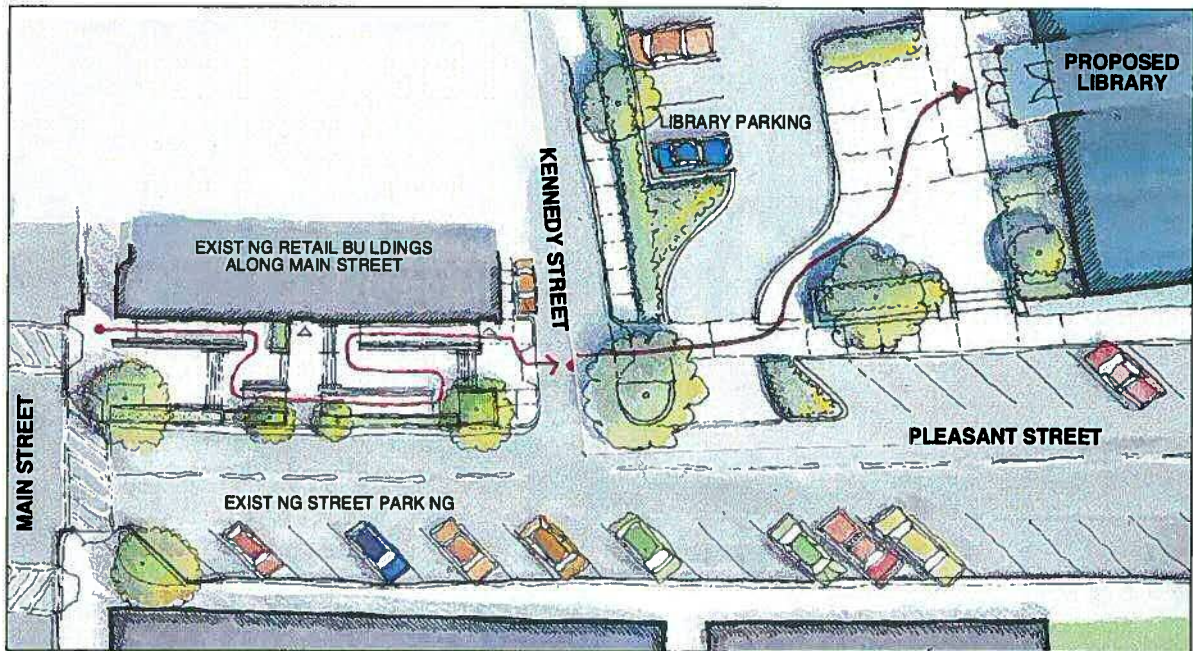
One potential solution would be to create a ramp system from Main Street to Kennedy Street to provide an accessible path of travel to the library site.

By taking over the parking spaces at the corner of Main Street and Pleasant Street it is possible to create a series of ramps with a slope of 1 in 12, which meets current access requirements, and still allow access to the entrances and exits of the adjacent building.

The design previously proposed for the Storrs Street Site was for a three-story building with entrances at both the lower level on Storrs street and the middle level. The middle level of the library would be at approximately the same elevation as Kennedy Street so an accessible path of travel is easily achieved on site.

Parking for the Storrs street site can be provided at the level of the current lot adjacent to but lower than Kennedy Street, and by decking over the lower parking to provide a second level that would align with Kennedy Street. This would provide accessible parking near the middle level entrance.

If the upper deck of parking is not included in the project, access can still be created along the Pleasant Street side of the site leading from the intersection with Kennedy Street to the upper entrance to the library.



**Pleasant Street Access Plan**



**Pleasant Street Elevation**



## **Updated Cost Estimates**

Rough Estimates of Probable Project Cost were prepared for the both the renovation and addition and the new building at the Walker Elementary School, as well as an updated Rough Estimate of Probable Project Cost for the Storrs Street Site. Because the proposed designs are conceptual in nature the estimates are based costs associated with similar recent projects.

The project estimates are intended to be inclusive of all project costs with the exception of site acquisition costs. Allowances have been made for all anticipated project costs in addition to the estimate of probable construction cost. The Project Budget contains and allowance for new furnishings and equipment for the library, all anticipated professional fees, and an allowance for anticipated project expenses.

### **Walker Elementary School**

#### **Renovations**

The construction estimate for additions and renovations includes and estimate for anticipated selective demolition to accomodate the new construction, cost of new sitework, cost of additions and renovations.

The scope of anticipated renovations to the Walker Elementary School include all new mechanical and electrical systems as well as connections to city water and sewer. Renovation costs include new building finishes, some modifications to interior partitions (as allowed by code), and code required modifications to stairwells.

The additions would be a steel frame with brick veneer designed to support 150lb/sf live load for bookstacks throughout.

The Project Budget contains an allowance for new furnishings and equipment for the library, all anticipated professional fees, and an allowance for anticipated project expenses.

Site acquisition costs are not included in the project estimate as we have no information to base the cost on.

#### **New Construction**

The construction estimate for a new building on the Walker elementary School site includes demolition of the existing building as well as all costs associated with site development and new construction.. The new building would be a steel frame with brick veneer designed to support 150lb/sf live load for bookstacks throughout.





**Concord Public Library**  
**Concord, New Hampshire**

**Rough Projection of Probable Project Cost**

4/27/10

**Walker Elementary School Site**

**Renovations and Additions**

**Construction**

Demolition		Allow	\$50,000	
Sitework		Allow	\$300,000	
New Construction	20,000 Sf	\$250/Sf	\$5,000,000	
Renovation	30,000 Sf	\$175/Sf	\$5,250,000	
Total Construction	50,000 Sf			\$10,600,000

**Professional Fees**

Architecture	10.00%	\$1,060,000	
Furnishings	10.00%	\$96,000	
total Fees			\$1,156,000

**Furnishings**

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

**Project Expenses**

Site Acquisition	Assessed Value	\$3,700,500	
Clerk of the Works	Allow	\$200,000	
Moving	Allow	\$100,000	
Testing	Allow	\$50,000	
Survey	Allow	\$25,000	
Misc Esp	Allow	\$100,000	
			\$4,175,500

**Contingency**

Project Contingency	7.00%	\$1,185,905	
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**Subtotal**

\$18,127,405

**Escalation**

24 months	4.00%/Year	\$1,450,192	\$19,577,597 6/2011 Construction Start
36 months	4.00%/Year	\$2,175,289	\$20,302,694 6/2012 Construction Start
48 months	4.00%/Year	\$2,900,385	\$21,027,790 6/2013 Construction Start
60 months	4.00%/Year	\$3,625,481	\$21,752,886 6/2014 Construction Start



## Site Evaluation and Supplemental Information

Concord Public Library  
Concord, New Hampshire

### Concord Public Library Concord, New Hampshire

#### Rough Projection of Probable Project Cost

4/27/10

#### Walker Elementary School Site

##### New Construction

###### Construction

Demolition		Allow	\$250,000	
Sitework		Allow	\$500,000	
New Construction	40,000 Sf	\$250/Sf	\$10,000,000	
Total Construction	40,000 Sf			\$10,750,000

###### Professional Fees

Architecture		9.00%	\$967,500	
Furnishings		10.00%	\$96,000	
total Fees				\$1,063,500

###### Furnishings

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

###### Project Expenses

Site Acquisition	Assessed Value	\$3,700,500	
Clerk of the Works	Allow	\$200,000	
Moving	Allow	\$100,000	
Testing	Allow	\$50,000	
Survey	Allow	\$25,000	
Misc Esp	Allow	\$100,000	
			\$4,175,500

###### Contingency

Project Contingency	5.00%	\$849,950	
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###### Subtotal

\$17,848,950

###### Escalation

24 months	4.00%/Year	\$1,427,916	\$19,276,866 6/2011 Construction Start
36 months	4.00%/Year	\$2,141,874	\$19,990,824 6/2012 Construction Start
48 months	4.00%/Year	\$2,855,832	\$20,704,782 6/2013 Construction Start
60 months	4.00%/Year	\$3,569,790	\$21,418,740 6/2014 Construction Start



**Concord Public Library**  
**Concord, New Hampshire**

**Rough Projection of Probable Project Cost**

4/27/10

**Storrs Street Site**

**New Construction**

**Construction**

Demolition		Allow	\$250,000	
Sitework		Allow	\$300,000	
Parking Deck		Allow	\$600,000	
Street Reconstruction and Utilities		Allow	\$1,750,000	
Access Improvements		Allow	\$250,000	
New Construction	40,000 Sf	\$250/Sf	\$10,000,000	
Total Construction	40,000 Sf			\$13,150,000

**Professional Fees**

Architecture		9.00%	\$1,183,500	
Furnishings		10.00%	\$96,000	
total Fees				\$1,279,500

**Furnishings**

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

**Project Expenses**

Site Acquisition			\$2,200,000	
Clerk of the Works		Allow	\$200,000	
Moving		Allow	\$100,000	
Testing		Allow	\$50,000	
Survey		Allow	\$25,000	
Misc Esp		Allow	\$100,000	
				\$2,675,000

**Contingency**

Project Contingency		5.00%		\$905,725
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**Subtotal** \$19,020,225

<b>Escalation</b>	24 months	4.00%/Year	\$1,521,618	\$20,541,843	6/2011 Construction Start
	36 months	4.00%/Year	\$2,282,427	\$21,302,652	6/2012 Construction Start
	48 months	4.00%/Year	\$3,043,236	\$22,063,461	6/2013 Construction Start



2011-2020

**CAPITAL IMPROVEMENT PROGRAM  
DETAIL PROJECT LISTING BY DEPT**

**PROJECT:** LIBRARY #68-Library Building Renovation/Construction

**I. PROJECT TYPE:** Public Buildings

**II. LOCATION:** 45 Green Street

**III. PROJECT OBJECTIVES AND BACKGROUND**

**NEED SERVED:**

<input type="checkbox"/> New	<input type="checkbox"/> Safety	<input type="checkbox"/> Facility Cond.	<input type="checkbox"/> Productivity
<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> Mandates	<input type="checkbox"/> Service Def.	<input type="checkbox"/> Tax Base Exp.
<input type="checkbox"/> Rebuild	<input type="checkbox"/> O + M Costs	<input type="checkbox"/> Council Goals	<input type="checkbox"/> Timeliness
<input type="checkbox"/> Total-Cost-of-Ownership (TCO) or Life-cycle Cost (LCC) analysis			

☐ City Master Pl.  
☐ Public Facilities

**DESCRIPTION:**

In 1995, Tappe and Associates completed a comprehensive architectural survey of the library building. Identified in the architectural survey were needed improvements to the roof of the library, windows, exterior surfaces and mechanical systems designed to protect the integrity of the structure. In addition, ADA-related problems were identified and corrections proposed.

In October 2007 an updated library needs assessment was completed by J. Stewart Roberts Associates, Inc. This report, which was accepted by the City Council in December 2007, recommended that the City pursue construction of a new 40,000 SF public library in downtown Concord with associated parking areas. In September 2008 the City Council directed the formation of the 21st Century Library Task Force to conduct a fundraising feasibility study, develop estimates of operating costs for a new facility, as well as formal site selection study. This effort was completed during FY 2010 and an interim report was provided to the City Council recommending acquisition of the so-called Storrs Street site. Funding in the out-years is intended for property acquisition, design, and construction of the facility. Timing of future design and construction activities is subject to securing private donations in amounts as outlined herein.

**SERVICE IMPACT:**

A new library building would facilitate improved library services for the community. The project would allow for a greater portion of the Library's collection to be displayed (much is currently in storage). The project would also feature more seating, meeting and programming space, an expanded supply of computers for public use, as well as provide for a more efficient use of building space and better access to parking for patrons. By relocating the Library to a new site within the Downtown, the facility will serve as an important institutional anchor and activity generator thereby providing a positive economic impact for the community.

**IMPACT IF NOT FUNDED:**

Inability of library to expand its service or collection to meet the growing needs of the community.

**IV PREVIOUS FISCAL YEAR AUTHORIZED:**

PREVIOUS AMOUNT:

**V. PROJECT USEFUL LIFE (In Years):**

20

**CITY OF CONCORD, NEW HAMPSHIRE**

Appendix 6

**2011-2020  
CAPITAL IMPROVEMENT PROGRAM  
DETAIL PROJECT LISTING BY DEPT**

PROJECT: LIBRARY #68-Library Building Renovation/Construction												
VI. PROJECT FUND SUMMARY												
Fund	Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Ten Years
	General Donations	0	0	0	0	0	0	160,000	1,600,000	0	0	1,760,000
	General G.O. Bonds	0	0	2,250,000	0	0	0	1,440,000	14,400,000	0	0	18,090,000
	Total	0	0	2,250,000	0	0	0	1,600,000	16,000,000	0	0	19,850,000
VII. PROJECT FUND DETAIL												
Fiscal Year	Fund Type	Amount Action										
2013	General G.O. Bonds	2,250,000	Funding for property acquisition for future construction of a new Concord Public Library.									
		\$2,250,000	2013 Subtotal									
2017	General G.O. Bonds	1,440,000	Design cost of new Concord Public Library - City share									
	General Donations	160,000	Design cost of new Concord Public Library - Donation share.									
		\$1,600,000	2017 Subtotal									
2018	General G.O. Bonds	14,400,000	Construction cost of new Concord Public Library - City share.									
	General Donations	1,600,000	Construction cost of new Concord Public Library - Donation share.									
		\$16,000,000	2018 Subtotal									
	TOTAL	\$19,850,000										

**Concord / Portsmouth Budget Comparison With 40,000 SF Concord Projection**  
**9/28/2009, Revised 11/24/2009**

Appendix 3

WAGES & BENEFITS		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Comp Permanent Full-time	\$	608,373	\$ 17.52	\$ 723,251	\$ 19.03	See below	Concord 12 FT; Portsmouth 16 FT
Comp Permanent Part-time	\$	-	\$ -	\$ -	\$ -	See below	
Comp Part-time	\$	-	\$ -	\$ -	\$ -	See below	
Total Part-time Compensation	\$	240,328	\$ 6.92	\$ 208,790	\$ 5.49	See below	Concord 8 part-time; Portsmouth 9
Longevity	\$	-	\$ -	\$ 4,525	\$ 0.12	See below	
Overtime	\$	250	\$ 0.01	\$ 2,000	\$ 0.05	See below	
Retirement	\$	55,305	\$ 1.59	\$ 66,337	\$ 1.75	See below	
FICA (Soc Sec + Medicare)	\$	64,811	\$ 1.87	\$ 71,800	\$ 1.89	See below	
Health Insurance Benefits	\$	139,115	\$ 4.01	\$ 165,408	\$ 4.35	See below	Portsmouth Not Available. Estimate based on benefits as % of Concord Perm Full Time Pay Roll (22.87%)
Worker's Comp Insurance	\$	764	\$ 0.02	\$ 908	\$ 0.02	See below	Portsmouth Not Available. Estimate based on Worker's Comp Concord as % of Full Time Pay Roll (0.13%)
Unemployment Insurance	\$	620	\$ 0.02	\$ 737	\$ 0.02	See below	Portsmouth Not Available. Estimate based on Unemployment for Concord as % of Full Time Pay Roll (0.10%)
<b>TOTAL</b>	\$	1,109,566	\$ 31.95	\$ 1,243,756	\$ 32.73	\$ 1,276,001	Originally assumed 25 FTEs at Concord rate of \$55,478 / FTE FY 2010 Budget for new 40,000 SF facility. Revised by Taskforce on 9/28 to be based on 23 FTEs
<b>PER Full-time Equiv Employee</b>	\$	55,478		\$ 49,750		\$ 55,478	
PROF. DEVELOPMENT / MILEAGE		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Professional Development	\$	2,705	\$ 0.08	\$ -	\$ -	See Below	
Training/Education	\$	-	\$ -	\$ 1,500	\$ 0.04	See Below	
Dues Prof Organ	\$	-	\$ -	\$ 2,750	\$ 0.07	See Below	
Travel & Conference	\$	-	\$ -	\$ 4,400	\$ 0.12	See Below	
Mileage & Business Expense	\$	250	\$ 0.01	\$ 1,860	\$ 0.05	See Below	
<b>TOTAL</b>	\$	2,955	\$ 0.09	\$ 10,510	\$ 0.28	\$ 6,900	Changed by Taskforce on 9/28/09 formula = 23 FTE X \$300



BUILDING / TECH SERVICE REPAIRS		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Building Serv & Repairs	\$	50	\$ 0.00	\$ -	\$ -	\$ 58	
Prof & Tech Serv	\$	6,820	\$ 0.20	\$ -	\$ -	\$ 7,856	
Prof Bib Services	\$	-	\$ -	\$ 15,750	\$ 0.41	\$ -	
Professional Serv	\$	-	\$ -	\$ 5,300	\$ 0.14	\$ -	
Bus & Tech Equip Repairs	\$	53,415	\$ 1.54	\$ -	\$ -	\$ 61,529	
Repairs-Computer Eq	\$	-	\$ -	\$ 1,000	\$ 0.03	\$ -	
Repairs-Office Eq	\$	-	\$ -	\$ 2,000	\$ 0.05	\$ -	
Rental Other Equip	\$	-	\$ -	\$ 1,100	\$ 0.03	\$ -	
Comp/Software Maint	\$	-	\$ -	\$ 42,132	\$ 1.11	\$ -	
<b>TOTAL</b>	<b>\$</b>	<b>60,285</b>	<b>\$ 1.74</b>	<b>\$ 67,282</b>	<b>\$ 1.77</b>	<b>\$ 69,443</b>	
ADVERTISING / POSTAGE / COMMUNICATION SERVICES		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Advertising	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Communications Services	\$	3,532	\$ 0.10	\$ 1,000	\$ 0.03	\$ 4,069	
Postal & Delivery Services	\$	4,240	\$ 0.12	\$ 5,100	\$ 0.13	\$ 4,884	
<b>TOTAL</b>	<b>\$</b>	<b>7,772</b>	<b>\$ 0.22</b>	<b>\$ 7,600</b>	<b>\$ 0.20</b>	<b>\$ 8,953</b>	
IT / OFFICE SUPPLIES / TOOLS / EQUIPMENT		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Office IT and Printed Supplies	\$	20,765	\$ 0.60	\$ -	\$ -	\$ 23,919	
Processing Supplies	\$	-	\$ -	\$ 9,500	\$ 0.25	\$ -	
Microform Supplies	\$	-	\$ -	\$ 1,000	\$ 0.03	\$ -	
Archival Supplies	\$	-	\$ -	\$ 5,500	\$ 0.14	\$ -	
Meeting Supplies	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Office Supplies	\$	-	\$ -	\$ 2,225	\$ 0.06	\$ -	
Photo Supplies	\$	-	\$ -	\$ 500	\$ 0.01	\$ -	
Comp/Print Supplies	\$	-	\$ -	\$ 7,075	\$ 0.19	\$ -	
Copying Supplies	\$	-	\$ -	\$ 1,500	\$ 0.04	\$ -	
Operating Supplies	\$	-	\$ -	\$ 3,700	\$ 0.10	\$ -	
Child Services Supplies	\$	-	\$ -	\$ 1,600	\$ 0.04	\$ -	
Printing	\$	-	\$ -	\$ 3,000	\$ 0.08	\$ -	
First Aid	\$	-	\$ -	\$ 500	\$ 0.01	\$ -	
Minor Tools & Equipment	\$	500	\$ 0.01	\$ 1,000	\$ 0.03	\$ 576	
<b>TOTAL</b>	<b>\$</b>	<b>21,265</b>	<b>\$ 0.61</b>	<b>\$ 38,600</b>	<b>\$ 1.02</b>	<b>\$ 24,495</b>	

BOOKS / PERIODICALS							Notes
	Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate		
Library Books and Materials	\$ 126,132	\$ 3.63	\$ -	\$ -	\$ 126,132		Concord FY 2010 Budget Held Constant. Prior to FY 2010 amount was \$220,000 +/-
Books & Media	\$ -	\$ -	\$ 231,939	\$ 6.10	\$ -		
Periodicals	\$ -	\$ -	\$ 21,000	\$ 0.55	\$ -		
Micromedia	\$ -	\$ -	\$ 50,000	\$ 1.32	\$ -		
Bookbinding	\$ -	\$ -	\$ 600	\$ 0.02	\$ -		
<b>TOTAL</b>	<b>\$ 126,132</b>	<b>\$ 3.63</b>	<b>\$ 303,539</b>	<b>\$ 7.99</b>	<b>\$ 126,132</b>		<b>Portsmouth budget considerably greater than Concord</b>
UTILITIES (EXCEPT PHONE)							Notes
	Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate		
Electricity	\$ 34,530	\$ 0.99	\$ 72,000	\$ 1.89	\$ 75,789		Assumes 40,000 SF, no storage, all open to public. Based on Portsmouth \$1.89 / SF
Heating Oil & Kerosene	\$ -	\$ -	\$ -	\$ -	\$ -		Steam not preferred fuel for heating source. Can be re-evaluated if new steam plant is built as Concord Steam is predicting 30% rate reduction.
Steam	\$ 36,080	\$ 1.04	\$ -	\$ -	\$ -		Concord 40,000 based on Portsmouth \$0.53/SF Natural Gas Cost
Natural Gas	\$ -	\$ -	\$ 20,000	\$ 0.53	\$ 21,053		
Water/Wastewater	\$ 3,090	\$ 0.09	\$ 3,950	\$ 0.10	\$ 3,559		
<b>TOTAL</b>	<b>\$ 73,700</b>	<b>\$ 2.12</b>	<b>\$ 95,950</b>	<b>\$ 2.53</b>	<b>\$ 100,402</b>		
PROPERTY MAINTENANCE / INSURANCES							Notes
	Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate		
Custodial / Janitorial	\$ 123,147	\$ 3.55	\$ 134,900	\$ 3.55	\$ 141,854		Concord - Municipal Complex / Total SF at Complex X Library SF (or, \$3.55 / SF). \$3.55 / SF applied to Portsmouth as estimate as no budget avail.
Property Insurance	\$ 7,535	\$ 0.22	\$ 8,246	\$ 0.22	\$ 8,680		Cost for Portsmouth not carried in library budget. Estimate based on Concord per SF cost.
Liability Insurance	\$ 9,751	\$ 0.28	\$ 10,671	\$ 0.28	\$ 11,232		Cost for Portsmouth not carried in library budget. Estimate based on Concord per SF cost.
Cap Outlay<\$10K-Off Bus Equip	\$ -	\$ -	\$ -	\$ -	\$ -		
Cap Outlay<\$10K-Other	\$ 1,350	\$ 0.04	\$ -	\$ -	\$ 1,555		
Technology Equipment	\$ -	\$ -	\$ 1,000	\$ 0.03	\$ -		
Furniture & Fixtures	\$ -	\$ -	\$ 5,000	\$ 0.13	\$ -		
<b>TOTAL</b>	<b>\$ 141,783</b>	<b>\$ 4.08</b>	<b>\$ 159,816</b>	<b>\$ 4.21</b>	<b>\$ 163,321</b>		

MISC. PROGRAMS & CONTINGENCY		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
Staff Recognition		\$ -	\$ -	\$ 500	\$ 0.01	\$ -	
Programs		\$ -	\$ -	\$ 7,073	\$ 0.19	\$ -	
Contingency		\$ -	\$ -	\$ 946	\$ 0.02	\$ -	
<b>TOTAL</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,519</b>	<b>\$ 0.22</b>	<b>\$ -</b>	
TOTAL BUDGET		Concord Existing (W/o Penacook Branch)	Concord Existing Budget / SF	Portsmouth (38,000 SF)	Portsmouth Existing Budget / SF	Concord 40,000 SF Estimate	Notes
TOTAL BUDGET		\$ 1,543,458	\$ 44.45	\$ 1,935,572	\$ 50.94	\$ 1,775,645.68	Est. O&M budget for 40,000 SF facility 23.25% greater than existing 34,725 SF facility (or \$358,808). Budget estimate = \$47.56 / SF
BUDGET PER CAPITA		\$ 36.70		\$ 94.33		\$ 42.22	40,000 SF per capita based on current City population est. of 42,052
BUDGET PER HOUR OPEN		\$ 555.40		\$ 543.39		\$ 638.95	40,000 SF facility estimated to be open 2,779 hours / year

Disclaimer: Based on FY 2010 budget data. No escalators for inflation between Sept 2009 and actual opening date of new facility. Assumes new 40,000SF in FY 2010 dollars.  
 Disclaimer: Estimate not based on a final design. All estimates, especially staffing, subject to change.  
 Disclaimer: Assumes 40,000 SF facility to be open 2,779 hours / year (same as current Green St facility for FY 2010)

	Concord	Portsmouth
City Population 2008 NHOEP	42,052	20,520
Square Footage (Gross)	34,725	38,000
Total Full-time Equiv. Employees (FTEs)	20	25
Total Volumes	150,000	135,000
Total Hours Open Annually	2,779	3,562
Building SF / Capita	0.83	1.85
Population / FTE	2,102.60	820.80

15.04% \$1.775 Million Operating Budget  
 29.58% \$2 Million Operating Budget



## A 21st century library for Concord, NH

The Task Force identified the several limitations of our current library that point to the need for a new library. Please check those you agree with.

Answer Options	Labels	Response Percent	Response Count
The current library is crowded and does not feel welcoming and accessible.	Crowded, not welcoming and accessible	29.3%	29
The current library does not have enough seating for reading or studying.	Not enough seating for reading or studying	46.5%	46
The current library does not have enough meeting spaces for small groups.	Not enough meeting spaces for small groups	49.5%	49
The current library's auditorium is inadequate.	Inadequate auditorium	52.5%	52
A significant portion of the collection is in storage and not accessible and browsable by the public.	Collection is in storage and not accessible and browsable	71.7%	71
The current library does not have enough internet workstations.	Not enough internet workstations	39.4%	39
The current library does not have adequate parking.	Inadequate parking	59.6%	59
The current library does not have space for children's programming near the Children's Room.	Children's programming not near the Children's Room	30.3%	30
The current library does not have a dedicated space for teens.	No dedicated space for teens	54.5%	54
The current library's physical layout is inefficient and inflexible.	Physical layout is inefficient and inflexible	38.4%	38
Concord has outgrown the existing library.	Concord has outgrown the existing library	46.5%	46
I feel the current library is adequate	Current library is adequate	24.2%	24
Other (please specify)	Other (please specify)	22.2%	22
answered question			99
skipped question			1

### Comments:

None of the first 4 statements is true. Can the programming in the Children's Room be done in the Children's Room? Who would supervise a dedicated space for teens? The existing library could benefit by an addition.

2 Difficult to browse when so much is in storage.

3 75% of the books I borrow are through inter-library loan. The current library does not have adequate collection.

4 Needs to interact with the Arts besides that on walls.

5 Adequate with a few improvements.

6 I am afraid the "bursting at the seams" urgency will compromise aesthetics. A big square rectangular box is disappointing to inadequate, its old. There are not enough facts to support the argument that we have outgrown the existing library. We

7 do not have a drop-in area for the homeless in Concord and this population uses it for this purpose and this impacts

8 It's a beautiful building in a convenient area.

9 The library as it is has a great deal of charm. It is unfortunate it has the identified problems. It is overstated to make this b

10 I do not know of other libraries which include an auditorium. Will the new library have a new auditorium? Is this necessary?

11 Lighting and general aesthetic appeal are sadly lacking

12 Current limitations could be addressed by a creative, empowered, and dynamic staff.

13 lacks general sense of community gathering place, inviting to all

14 Unsure

15 I feel we need a satellite library on the East Side.

16 While there may be enough seating, I would like to see more inviting chairs and space to encourage reading

17 I like the current library since it's been my library for 30 years, but I see the possibilities for it to be more of a community c

18 I never use the library, and don't have a card. It's too stuffy and not community-engagement oriented.

## A 21st century library for Concord, NH

**What are important aspects of a 21st Century Library? Please check all that apply.**

Answer Options	Labels	Response Percent	Response Count
A 21st Century library features an architectural design that	Architectural design	53.1%	52
A 21st Century Library has comfortable meeting spaces of all	Comfortable meeti	57.1%	56
A 21st Century Library Is fully accessible.	Fully accessible.	75.5%	74
A 21st Century Library Is fully wired and fully uses	Wired and fully use	75.5%	74
A 21st Century Library offers easy access, ample parking	Easy access, ample	56.1%	55
A 21st Century Library meets the needs of consumers of all	Meets the needs of	82.7%	81
A 21st Century Library is modern and flexible to meet the	Modern and flexibk	61.2%	60
A 21st Century library would offer more educational and	Offer more educati	64.3%	63
Other (please specify)	Other (please spec	22.4%	22
<b>answered question</b>			<b>98</b>
<b>skipped question</b>			<b>2</b>

### Comments:

- 1 None of the considered locations are more convenient than the Green Street site.
- 2 Regarding last statement: Sounds loud- too loud for research.
- 3 Connects with Main Street and City Schools.
- 4 Would like to see a "pit" theatre, especially for the young.
- 5 The Green St. space is very convenient for many people.
- 6 ADA compliance needs updating.
- 7 Should not be a social services center or a place to spend the day sleeping and should not be a coffee shop.
- 8 Do not confuse the space issue with the "large box" bookstores.
- 9 There is a culture shift to be more inclusive and supportive of all programming. This is more staff people than s
- 10 Ebooks  
Encourages all parts of the community: rich and poor not just old and young to participate. A library that only
- 11 serves the needs of those too poor to have their own Internet or their own books is a poverty program and will
- 12 Friendly, can do director attitude.
- 13 brings together a diverse community
- 14 Should include a space for socializing/ coffee shop
- 15 access tv production center
- 16 Involvement with other institutions, such as Red River Theater, Capitol Center for the Arts, etc.
- 17 A 21st Century Library has decent bicycle parking near the door.
- A 21ST CENTURY LIBRARY WORKS WITH THE ELEMENTS OF THE CREATIVE ECONOMY TO SUPPORT EACH
- 18 OTHER AND THE LOCAL ECONOMY



## A 21st century library for Concord, NH

What factors are important in considering where a new library could be sited? Check all that apply to an appropriate site.

Answer Options	Answer Options	Response Percent	Response Count
is convenient	is convenient	72.0%	72
has ample parking	has ample parking	72.0%	72
is fully accessible	is fully accessible	74.0%	74
is downtown	is downtown	59.0%	59
located near other community resources (shopping, dining, cultural)	near other community resources	57.0%	57
enhances redevelopment opportunities in the surrounding area	enhances redevelopment opportunities	35.0%	35
provides opportunity for expansion	provides opportunity for expansion	50.0%	50
is on bus routes	is on bus routes	64.0%	64
Other (please specify)	Other (please specify)	27.0%	27
		<b>answered question</b>	<b>100</b>
		<b>skipped question</b>	<b>0</b>

### Comments:

- 1 Bus routes can be changed to serve the current site in the civic center, where it now is.
- 2 Has branches or ability to serve other areas such as the Heights.
- 3 Site should be accessible by walking, transportation, safe for bicycles.
- 4 Money, best use of what we have. It's currently used mostly by homeless, that factor needs to be addressed.
- 5 Being downtown is the most important.
- 6 Child friendly to get to, cycle friendly.  
Would like to see an Green Arts complex on Green St. Diocesan House and existing library and city offices could all be tied together in a culture complex and Audi and present community center. I can't argue with any of these reasons, I'm just
- 7 attached to the present site in extremes. I moved to my house to be within walking distance of 2 libraries city and state.
- 8 Should be in a safe, pleasant area.
- 9 Is downtown but stays on this side of the river.
- 10 There should be the opportunity for coffee or a sandwich. I believe you should consider Penacook and Everett Arena as site
- 11 The site should allow the city to grow physically.  
redevelopment opportunities, but I do not think that is the ROLE of a library. The role of a library is to ensure equal access
- 12 to information.
- 13 A playground on the site would be nice.
- 14 I don't care about any of this. I have always viewed libraries as destinations and not places I happen to pop into because I
- 15 First & foremost site should work for functions and users of library; tax and downtown redevelopment sub purposes should
- 16 Near where people live so that it is accessible by walking.
- 17 underscore: downtown/accessible, supports economic growth
- 18 I feel strongly that keeping the library in the downtown is critical for the vitality of our town and important for all users, not
- 19 near police station, bus routes are easy to change, redevelopment can change fit with adjacent properties
- 20 Is designed to enhance its location. Is not ultra modern or sterile but builds from the brick-style design around it.
- 21 I personally love the current location and would use the library less if it was moved to Storrs St  
Would prefer to have it in historic civic district. Next choice would be historic site nearby (Walker School?). Not enthused
- 22 about library in retail district.
- 23 PROVIDES FOR FLEXIBILITY OF DESIGN TO ALLOW FOR ADVANCES IN TECHNOLOGY AND PURPOSE OVER THE NEXT 100



## A 21st century library for Concord, NH

### What do you see as the potential benefits of a 21st Century Library on the recommended

Answer Options	Labels	Response Percent	Response Count
It will be a centrally located gathering place, a centerpiece of community activity, reflecting Concord's values and traditions, and bringing more people together.	Centrally located gathering place	56.1%	55
It has great potential to increase property values and bring more people downtown.	Potential to increase property values and bring more people downtown.	43.9%	43
It will free up the existing library building, which could be used for other identified city needs by expanding the city hall campus, without impacting the adjacent neighborhood.	Free up the existing library building	43.9%	43
It has the right utilities, public transit access and ample parking, and is a use consistent with the city master plan.	Right utilities, public transit access and ample parking	42.9%	42
There are no benefits to this site.	No benefits to this site.	18.4%	18
Other (please specify)	Other (please specify)	31.6%	31
answered question			98
skipped question			2

#### Comments:

- 1 So do many other sites including the existing building.  
Regarding the first statement: a bar, the Audi, Red River Theatre, etc. fit this description. We do not need more city
- 2 government office space. If there is to be a totally new building at a new location, this site is somewhat better than others.
- 3 This is not the best site.
- 4 Public transit is not presently adequate and limited routes.
- 5 I am concerned about safe passage from Main Street (downhill)
- 6 Regarding the checked statement: more info on this needed.
- 7 Storrs Street is ugly whereas Green St is much more attractive.
- 8 I think another site should be considered.
- 9 I would like to see more press to other sites, especially ones already owned by city and schools.
- 10 Keep it relatively close to downtown.
- 11 I really don't like that site for children to go to.
- 12 See notes above.
- 13 I question what the plan is for the current library building if a new one is built.  
  
I think that this location is totally ridiculous. There are already way too many non-shoppers parking in the retail parking lot across the street and this would only increase this problem. We have empty schools, etc. that should be utilized rather than
- 14 sit empty. Has the issue of buying homes nearby the existing library even been considered?  
I am not sure why people want it to be downtown. I would rather have the new library be located with easily accessible
- 15 parking and an outdoor area as well. I assume that the ample parking mentioned above would have to be in the garage.
- 16 I question the parking situation. Would there be FREE parking. Without FREE parking then are you ensuring the library is accessible  
Capitol Commons garage is not going to magically be more appealing to people if the library is next to it. Downtown could be
- 17 redeveloped for businesses and condos that could reduce everyone else's tax burden. I'm not sure it's the best place for the  
This would be an opportunity to create some needed green space (courtyard, small park) in the downtown area -- this
- 18 consideration should be incorporated in the design.
- 19 See above. The only advantages of the site are that a new library would eliminate an existing eyesore. Otherwise, I don't care  
support the bldg of a new library but am concerned about Storrs St. As it stands now, it is on a steep incline and located  
behind all of the downtown action. If people are driving or walking by this spot will usership continue at the same rate? Will
- 20 Teens be inclined to travel to this spot? Is the hill too steep? My fear is that we're "backing" into the site because it works for
- 21 It will visually enhance the Storrs Street area and aid in expanding the community's notion of "downtown" beyond the few blocks
- 22 Storrs St. is not a residential area; it is convenient to no one.
- 23 I like the central downtown aspect but worry about flooding.
- 24 I do not see any benefit to that site. If we need a new library the Walker school site is much better.  
It's location next to Red River Theatres which is the ipso-facto intellectual center of the Concord community right now is a
- 25 huge plus. Drawing on that connection is so important.
- 26 CREATES ACTIVITY, VIBRANCY IN THE DOWNTOWN.....
- 27 Yes, it's centrally located and yes, it may bring more people downtown but the library doesn't belong in a retail district.

## A 21st century library for Concord, NH

What do you use the library for? Check all that apply.

Answer Options	Answer Options	Response Percent	Response Count
Books	Books	86.9%	86
Meetings (social, work)	Meetings (social, work)	29.3%	29
CDs, DVDs	CDs, DVDs	63.6%	63
Internet access	Internet access	20.2%	20
Place to go with the kids	Place to go with the kids	32.3%	32
Magazines, newspapers	Magazines, newspapers	47.5%	47
Research	Research	58.6%	58
Audiobooks	Audiobooks	35.4%	35
Study space	Study space	15.2%	15
Job search	Job search	5.1%	5
Programs (Storytime, Reading Groups, etc.)	Programs	26.3%	26
I don't use the current library.	I don't use the current library.	2.0%	2
Other (please specify)	Other (please specify)	11.1%	11
		<b>answered question</b>	<b>99</b>
		<b>skipped question</b>	<b>1</b>

### Comments:

1 But think all listed uses are important.

2 Browse

3 Volunteer, get community information from the bulletin board.

4 Programs in the Auditorium.

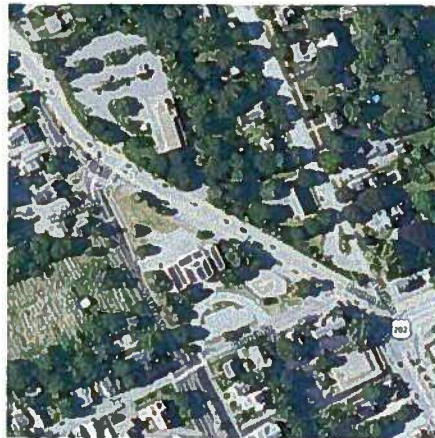
5 I use books from the library every day.

I use the library infrequently now. Would love to have space at the library where I could bring my research and work. But right now it is not conducive to "setting up shop" to do my work.



---

Site Evaluation and Supplemental Information  
**Concord Public Library**  
**Concord, New Hampshire**



DRAFT





## **Table of Contents**

Executive Summary	2
Walker Elementary School Site	3
Addition and Renovation	5
New Construction	10
Storrs Street Site	15
Estimates	18

## **Executive Summary**

The City of Concord, New Hampshire has established a task force to evaluate options for relocation of the Concord Public Library. As a part of their evaluations the task force needed additional analysis of sites under consideration.

The City of Concord, New Hampshire contracted with Johnson Roberts Associates in April of 2010 to provide additional analysis as supplemental services to the 2007 Needs Assessment Report prepared by this office. Analysis in this report includes an evaluation of the Walker Elementary School for use as the Concord Public Library, as well as supplemental information on the Storrs Street site.

The existing Walker Elementary School was evaluated for potential renovations and additions as well as an examination of the feasibility of constructing a new library on the site.

Options for creating an accessible path of travel from main street to the Storrs street site were evaluated.

Rough Budget Estimates of Probable Project Cost were provided for renovations and additions to the Walker Elementary School, and construction of a new library on the Walker Elementary School site.

An Updated Rough Budget Estimate of Probable Project Cost was also provided for the Storrs Street Site.



**Walker Elementary School Site**



**Storrs Street Site**

## **Walker Elementary School**

The Walker Elementary School was constructed in 1910 on a site bounded by North State Street, Bouton Street, and North Main Street, in the City of Concord. The surrounding properties are primarily residential.

The existing building contains approximately 30,000 square feet with two levels above grade and a basement. Exterior walls are brick with load bearing interior masonry walls along a central corridor and stair wells.

The facility does not comply with the Americans with Disabilities Act (ADA). The two main entrances facing Church Street are not accessible, with steps leading to a landing in front of the doors. Once inside an additional set of stairs lead to the main level. The building does not have an elevator. Toilet rooms are currently located on the basement level and are not handicapped accessible.

An evaluation of the condition of the existing building was performed by Dore and Whitter, Inc., as a part of their masterplannign study for the schools, which outlines the existing conditions in greater detail. The masterplan study concluded that the Walker Elementary School would require substantial renovation to alleviate life safety issues and provide access. Extensive interior renovations would also be required to bring the building into compliance with current educational standards. Therefore the masterplan did not recommend renovations to the building.

## **Site**

The site consists of a triangular plot of land, a little over two acres in area, a bounded by three streets. The site is entirely within the Historic District, and is served with municipal water and sewer.

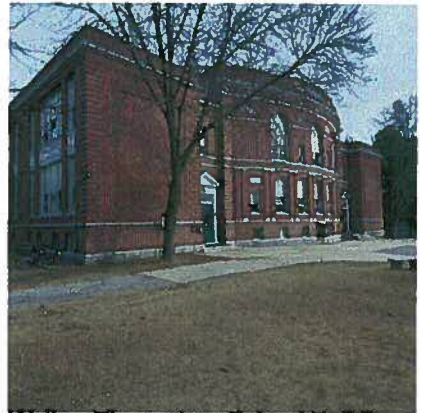
A summary of dimensional requirements from the Concord Zoning bylaw is as follows:

Zoning district	"IS" (Institutional)
Min Lot area	25,000 SF.
Buildable land	12,500 SF
Min Lot Frontage	150'
Min Front setback	30'
Min Rear Setback	30'
Min Side yard	25'

Max Lot Coverage	75%
Max Building height	45'



Walker Elementary School Site



Walker Elementary School Building



Site View



## Existing Conditions

The existing Walker Elementary School poses a number of challenges that make its reuse as a library difficult but not impossible.

The building program for the concord Public Library calls for a library of approximately 40,000 square feet. The existing Walker Elementary School contains approximately 30,000 square feet including the basement. Therefore an addition would be required to meet the requirements of the building program.

The Walker Elementary School contains a number of separate classroom spaces divided from each other by a central corridor and stairwells that are built with load bearing masonry walls. Current seismic codes in New Hampshire make alteration of load bearing interior and exterior walls impractical. Any reuse scheme needs to make use of the existing classrooms without altering the load-bearing interior partitions.

Ideally a library should be comprised of spaces that open on to one another to facilitate with staff supervision. The existing layout of the Walker School makes it difficult to efficiently use the separate classrooms spaces.

Differences between the sizes of spaces called for in the building program and the sizes of the existing classrooms also make it difficult to reuse the facility without creating a facility that contains more square footage than the building program calls for.

The Dore and Whittier Masterplan includes a structural review of the building. While their engineers were not able to verify the construction of the floor system they believed it to be a poured in place concrete slab. The structural capacity of this slab is not known, but our experience with similar structures would suggest that a structural live load capacity of 75- 100 pounds per square foot would be typical.

Library book stacks require floors with a structural live load capacity of 150 pounds per square foot. Due to the structure of the main and upper floor it is not possible to place library book stacks in these areas. Library book stacks could be placed on the slab on grade of the basement level.

The current front yard area of the building is large enough to accommodate a parking lot for 100 plus cars.



Stairs at Entrances



Central Corridor



Typical Classroom

## **Addition and Renovation Scheme**

The facade facing Church Street was clearly designed to be the front of the building. Additions to the building should be located to the rear of the existing building to preserve this facade.

Because the site is bounded on three sides by streets the 30' front yard setback applies on all sides of the site. This creates a triangular buildable area of approximately the right size for a three level addition to the rear of the existing building.

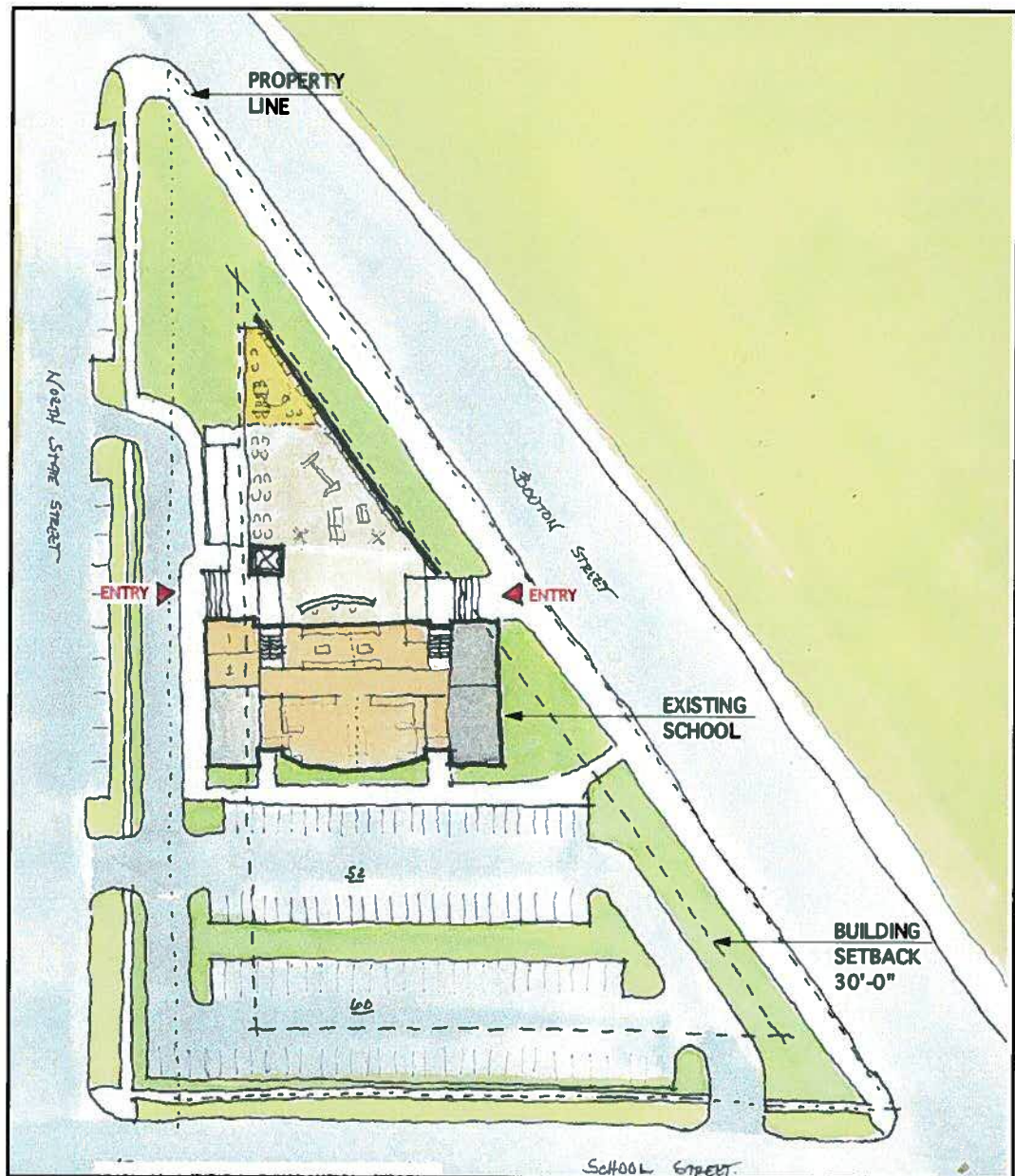
To test the feasibility of addition and renovations to the Walker Elementary School we created a conceptual floor plan showing a three story addition to the rear of the existing school building. A parking lot for 100 plus cars is accommodated on the Church Street side of the building with a drop off on the west side of the site.

Floors of the addition align with the existing floor levels, in order to create the most efficient use of interior space. This of course creates a challenge for creating an accessible entrance.

In order to create a secure accessible entrance into the building, entrances are located on the sides of the addition at the lower level. A ramp leads from grade to the lower level entrance to provide an accessible path of travel. Once inside the building and elevator in the addition would provide access to the upper floors

The lowest level contains the entrance lobby and circulation desk, technical and administration functions, new books and audio visual material and a Young Adult Department. The second level would contain the bulk of adult library services with adult bookstacks located in the new addition, and classrooms housing computer lab and quiet study rooms. The upper floor housed the children's department which is located in the addition and a meeting room located in the auditorium of the original school.

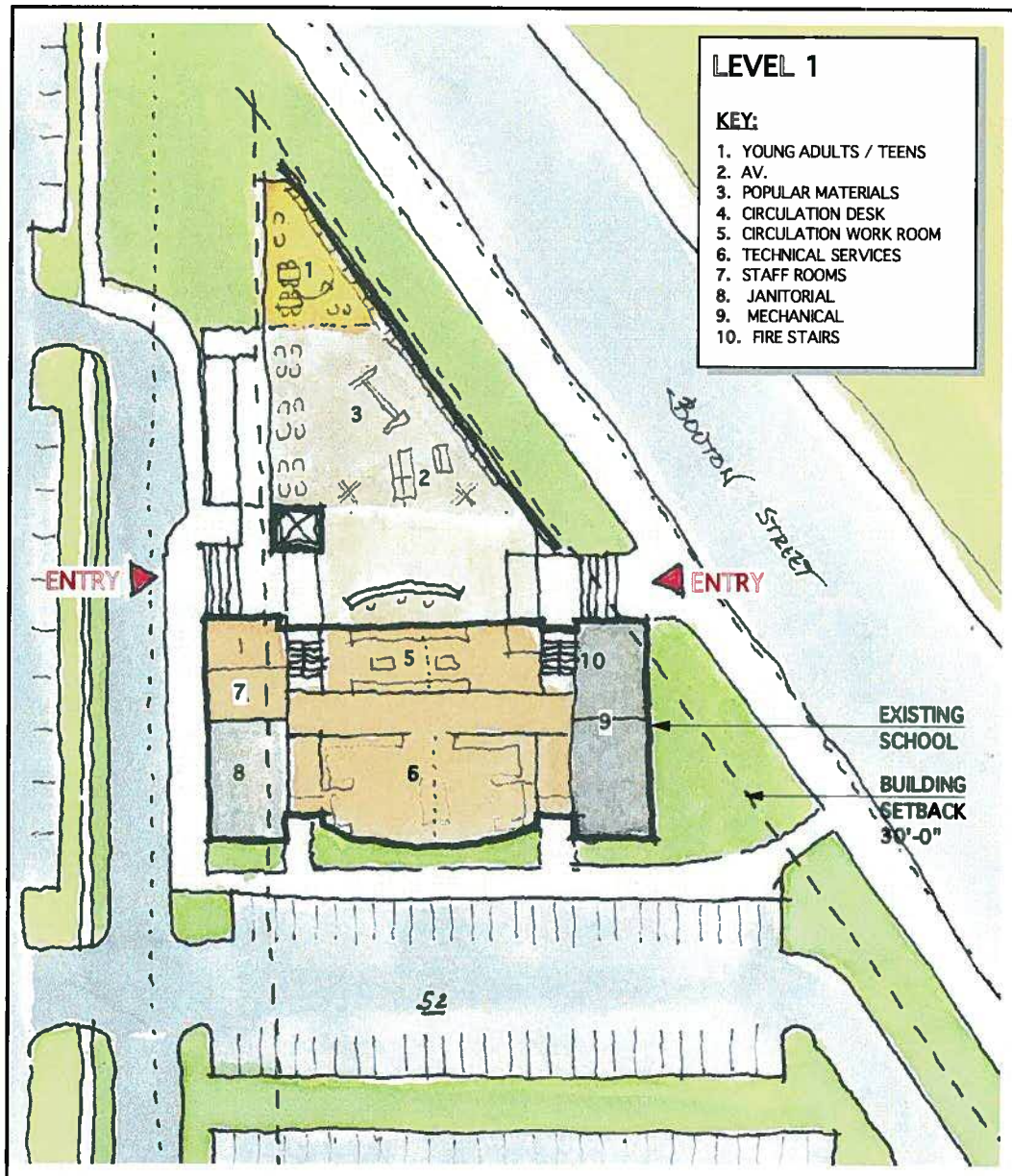
While the spaces of the existing school building can serve library functions they are difficult to efficiently utilize. In order to accommodate the requirement of the building program the addition would need to be approximately twenty thousand square feet (20,000 Sf), which results in a facility with fifty thousand gross square feet (50,000 Sf). This is ten thousand square feet (10,000 Sf) larger than a new building would be. thus resulting in higher construction and operating expences.



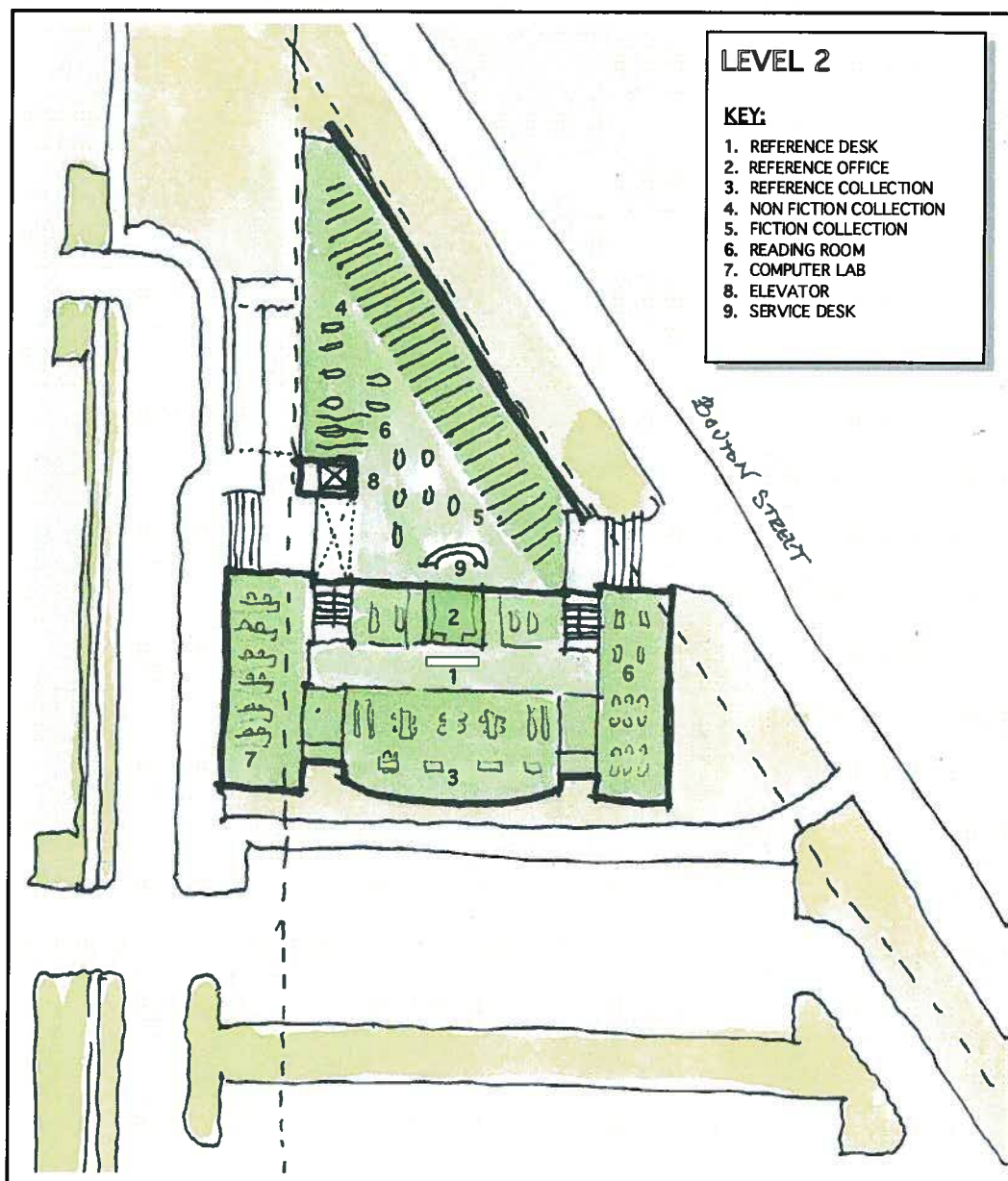
**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**SITE PLAN SCHEME - C ADDITION**

Concord New Hampshire





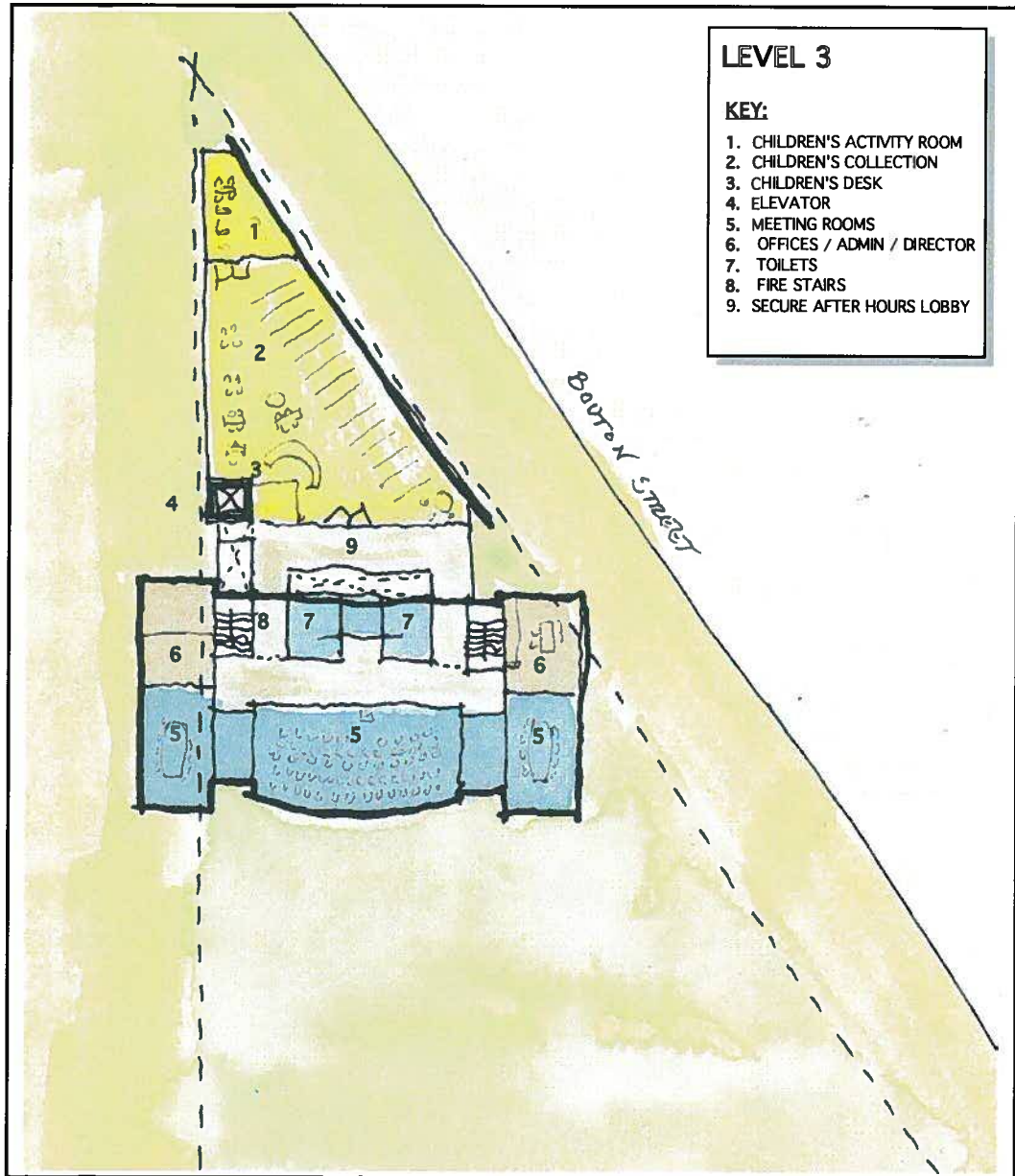
**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 1 PLAN SCHEME - C ADDITION**  
Concord New Hampshire



**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 2 PLAN SCHEME - C ADDITION**

Concord New Hampshire





**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 3 PLAN SCHEME - C ADDITION**  
Concord New Hampshire



## **New Construction**

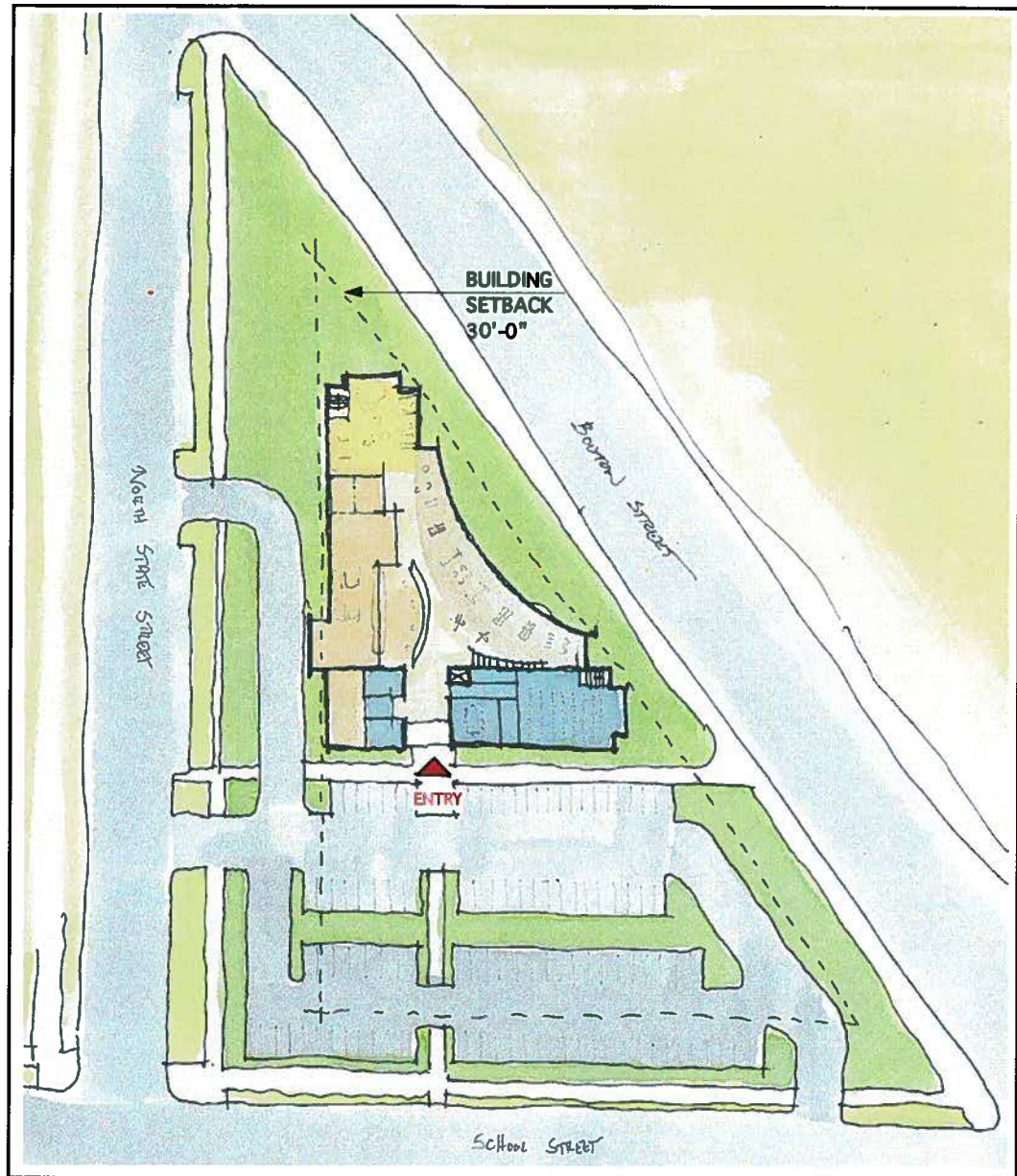
A conceptual design for a new building on the Walker Elementary School site was prepared to compare rough costs verses the renovation and addition scheme.

The conceptual design for the new library is a new three story structure located on the narrow part of the triangular parcel with parking for 100 plus cars on the Church Street side.

The new building is 40,000 square feet on three levels. The Circulation desk is located on the first level to monitor the building entrance. An elevator serves the upper floors. The meeting room is located on the main floor and is set up to provide after hours access. Library administration, New Books, the Audio Visual Collection are also on the first floor. The second floor contains the fiction and non-fiction collection and adult reading areas. The third floor contains the children's department, reference department and computer

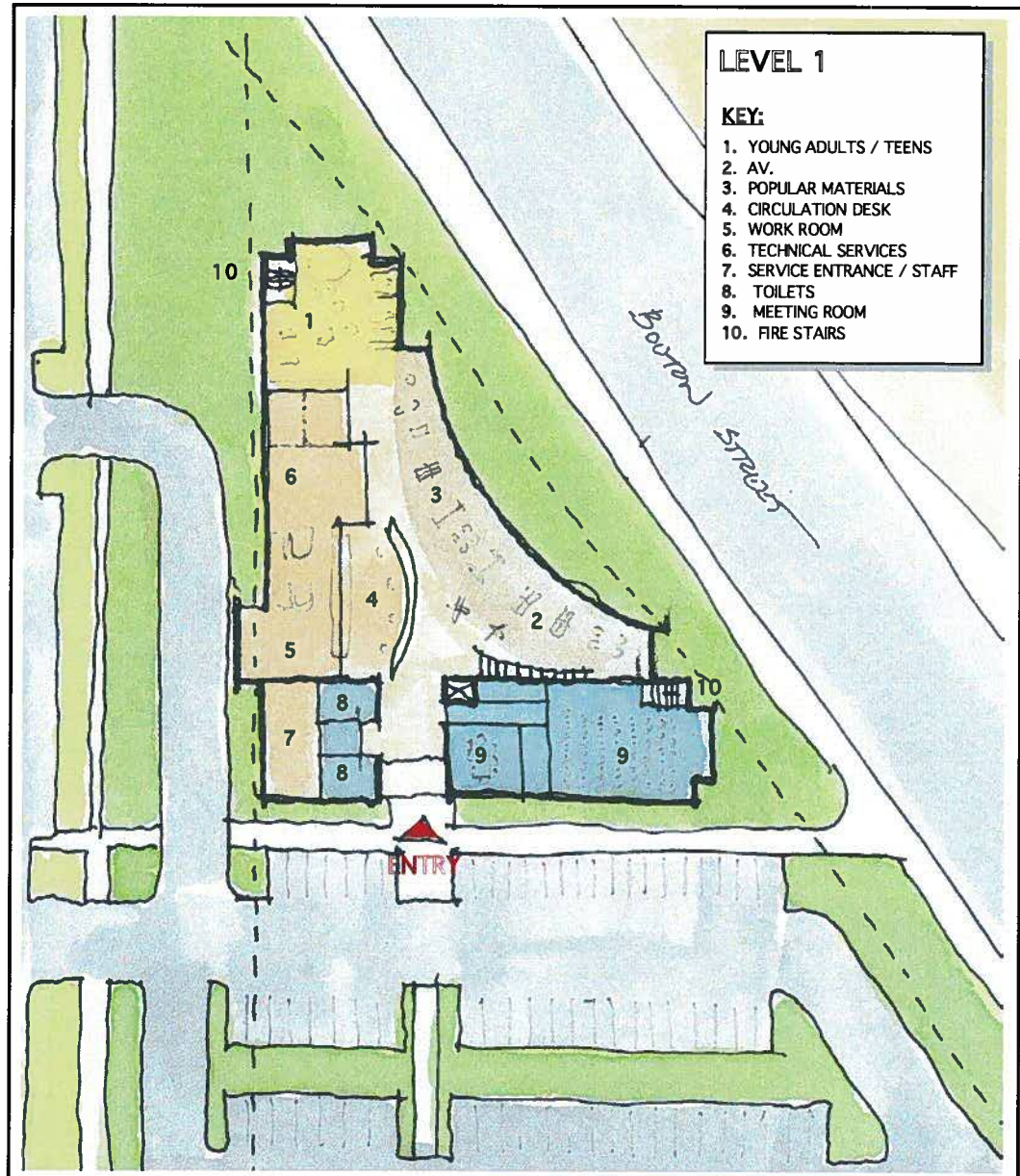
Because the new building is free of the constraints posed by the layout of the Existing Walker Street School it can accommodate the requirements of the building program more efficiently, which results in a smaller building. Because new building is smaller it would be less expensive to operate, and easier for staff to monitor and provide patron services.

In the long run demolishing the Walker Elementary School and construction a new library on the site appears to provide the most cost effective approach for this site.



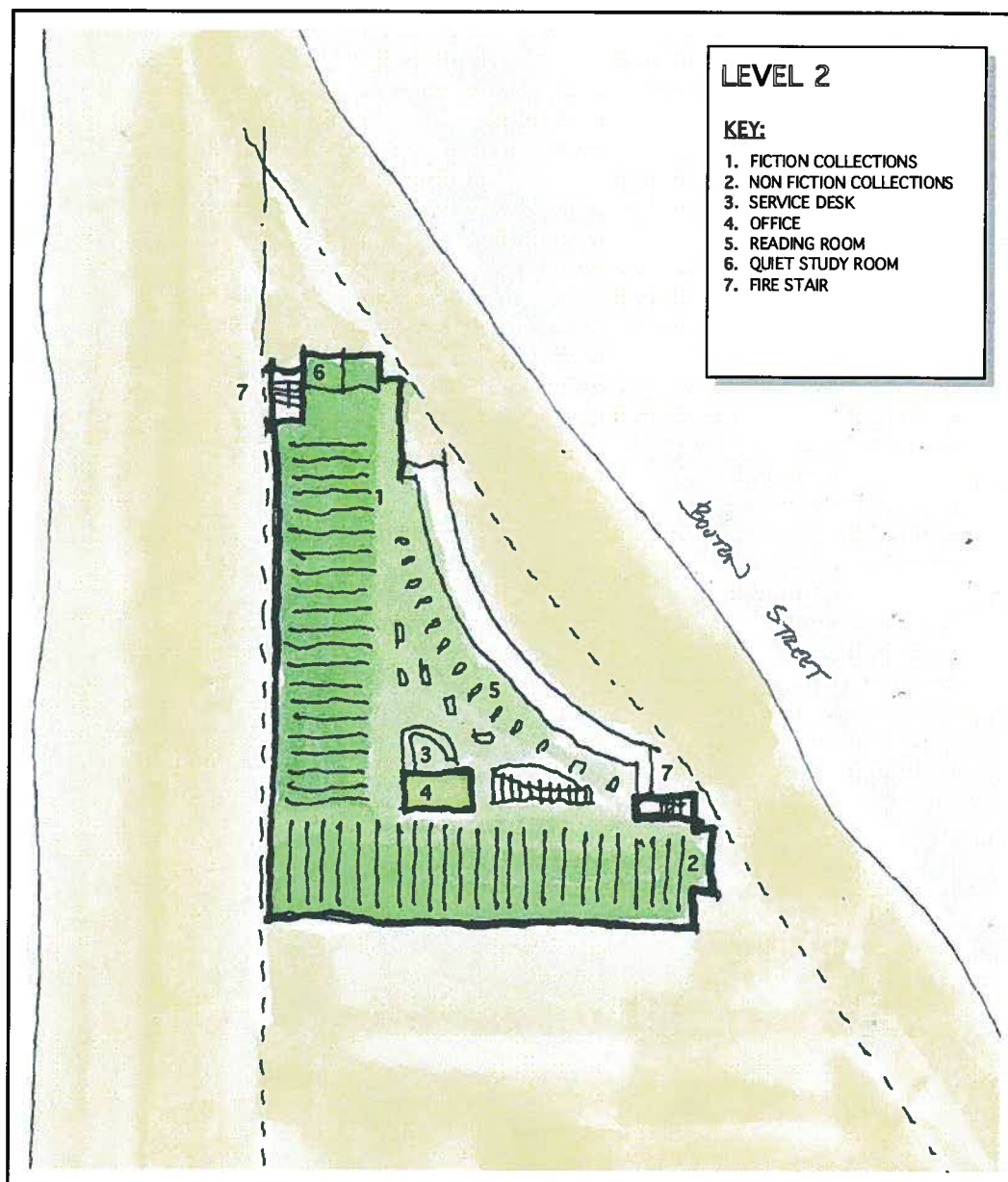
**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**SITE PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire



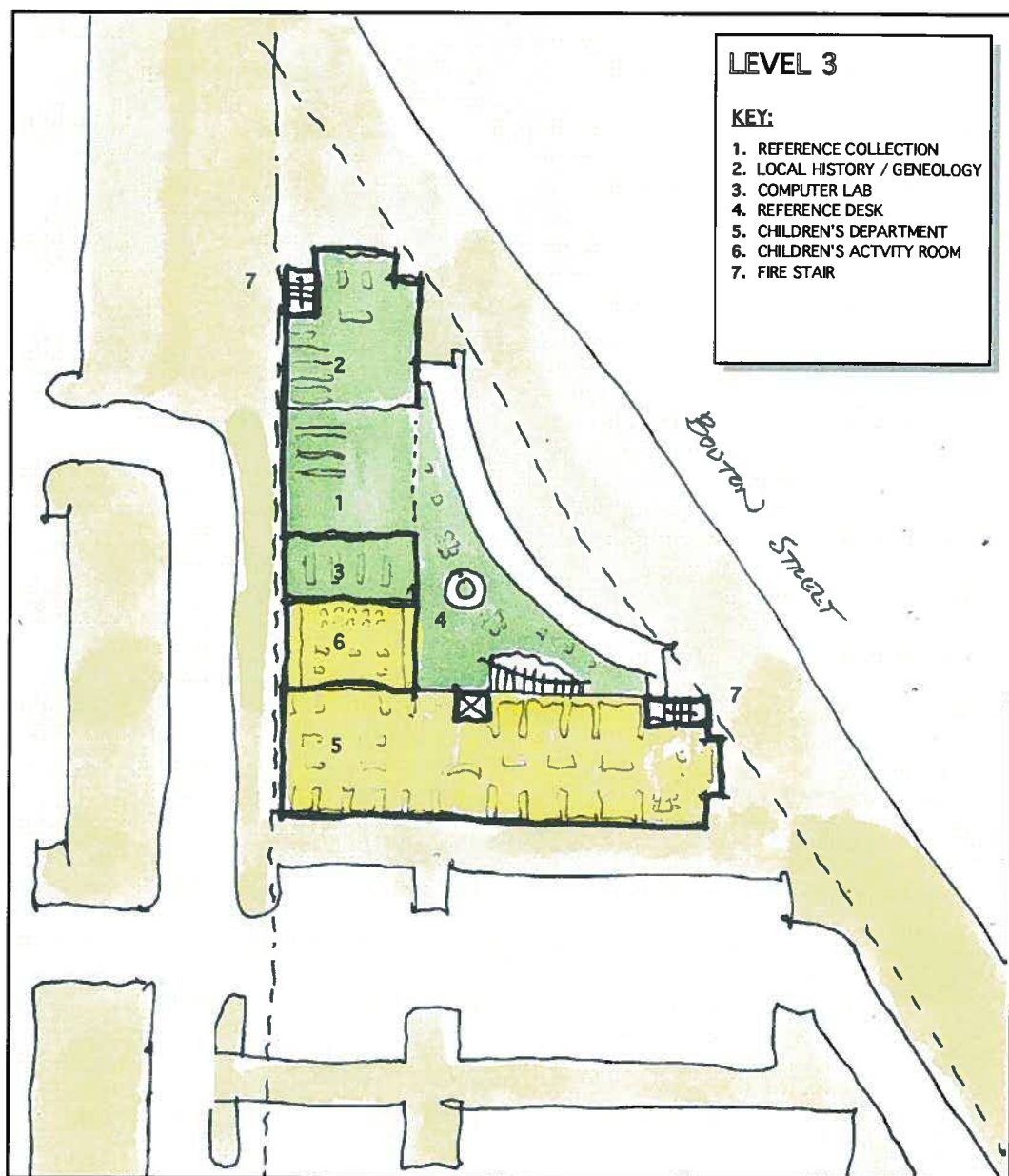


**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 1 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire





**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 2 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire



**CONCORD PUBLIC LIBRARY**  
**WALKER ELEMENTARY SCHOOL**  
**SITE INVESTIGATION**  
**LEVEL 3 PLAN SCHEME - A NEW LIBRARY**  
Concord New Hampshire

### **Storrs Street Site**

The library task force has questioned the accessibility of the Storrs Street site due to the steep slope of Pleasant Street, which is sloped at a pitch which exceeds that permitted as an accessible path of travel. This creates a condition in which it could be difficult for library patrons with limited mobility to access the library on foot (or in a wheelchair) from Main Street.

One potential solution would be to create a ramp system from Main Street to Kennedy Street to provide an accessible path of travel to the library site.

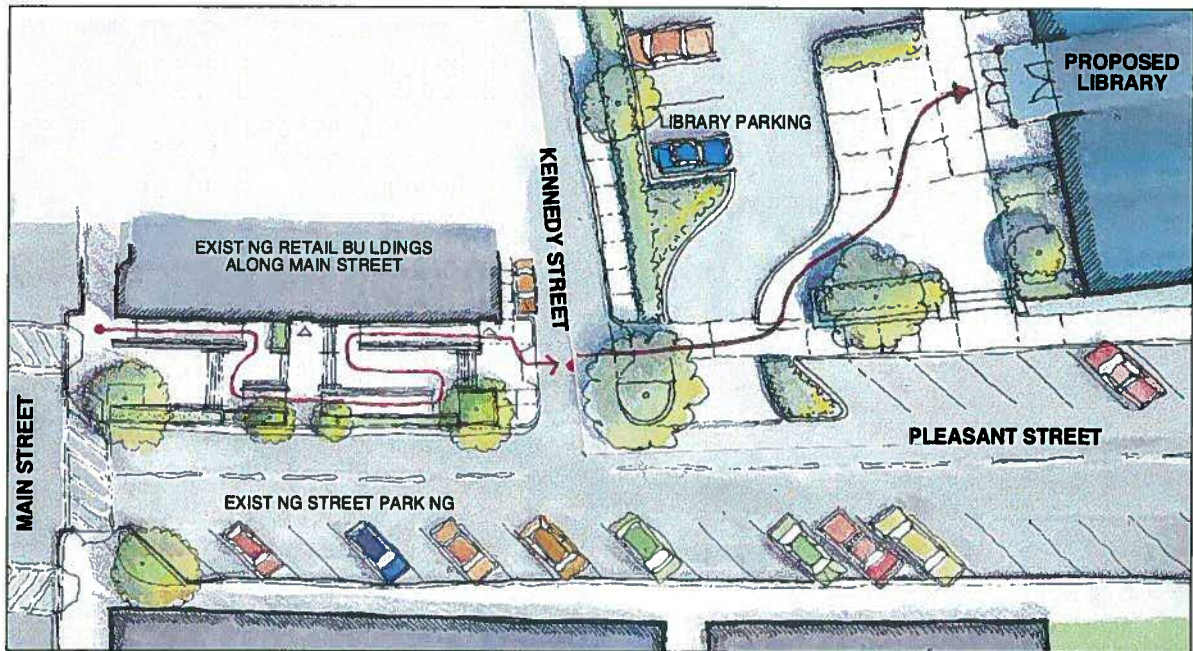
By taking over the parking spaces at the corner of Main Street and Pleasant Street it is possible to create a series of ramps with a slope of 1 in 12, which meets current access requirements, and still allow access to the entrances and exits of the adjacent building.

The design previously proposed for the Storrs Street Site was for a three-story building with entrances at both the lower level on Storrs street and the middle level. The middle level of the library would be at approximately the same elevation as Kennedy Street so an accessible path of travel is easily achieved on site.

Parking for the Storrs street site can be provided at the level of the current lot adjacent to but lower than Kennedy Street, and by decking over the lower parking to provide a second level that would align with Kennedy Street. This would provide accessible parking near the middle level entrance.

If the upper deck of parking is not included in the project, access can still be created along the Pleasant Street side of the site leading from the intersection with Kennedy Street to the upper entrance to the library.





**Pleasant Street Access Plan**



**Pleasant Street Elevation**

## **Updated Cost Estimates**

Rough Estimates of Probable Project Cost were prepared for the both the renovation and addition and the new building at the Walker Elementary School, as well as an updated Rough Estimate of Probable Project Cost for the Storrs Street Site. Because the proposed designs are conceptual in nature the estimates are based costs associated with similar recent projects.

The project estimates are intended to be inclusive of all project costs with the exception of site acquisition costs. Allowances have been made for all anticipated project costs in addition to the estimate of probable construction cost. The Project Budget contains and allowance for new furnishings and equipment for the library, all anticipated professional fees, and an allowance for anticipated project expenses.

### **Walker Elementary School**

#### **Renovations**

The construction estimate for additions and renovations includes and estimate for anticipated selective demolition to accomodate the new construction, cost of new sitework, cost of additions and renovations.

The scope of anticipated renovations to the Walker Elementary School include all new mechanical and electrical systems as well as connections to city water and sewer. Renovation costs include new building finishes, some modifications to interior partitions (as allowed by code), and code required modifications to stairwells.

The additions would be a steel frame with brick veneer designed to support 150lb/sf live load for bookstacks throughout.

The Project Budget contains an allowance for new furnishings and equipment for the library, all anticipated professional fees, and an allowance for anticipated project expenses.

Site acquisition costs are not included in the project estimate as we have no information to base the cost on.

#### **New Construction**

The construction estimate for a new building on the Walker elementary School site includes demolition of the existing building as well as all costs associated with site development and new construction.. The new building would be a steel frame with brick veneer designed to support 150lb/sf live load for bookstacks throughout.



**Concord Public Library**  
**Concord, New Hampshire**

**Rough Projection of Probable Project Cost**

4/27/10

**Walker Elementary School Site**

**Renovations and Additions**

**Construction**

Demolition		Allow	\$50,000	
Sitework		Allow	\$300,000	
New Construction	20,000 Sf	\$250/Sf	\$5,000,000	
Renovation	30,000 Sf	\$175/Sf	\$5,250,000	
Total Construction	50,000 Sf			\$10,600,000

**Professional Fees**

Architecture	10.00%	\$1,060,000	
Furnishings	10.00%	\$96,000	
total Fees			\$1,156,000

**Furnishings**

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

**Project Expenses**

Site Acquisition	Assessed Value	\$3,700,500	
Clerk of the Works	Allow	\$200,000	
Moving	Allow	\$100,000	
Testing	Allow	\$50,000	
Survey	Allow	\$25,000	
Misc Esp	Allow	\$100,000	
			\$4,175,500

**Contingency**

Project Contingency	7.00%	\$1,185,905	
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**Subtotal** \$18,127,405

<b>Escalation</b>	24 months	4.00%/Year	\$1,450,192	\$19,577,597 6/2011 Construction Start
	36 months	4.00%/Year	\$2,175,289	\$20,302,694 6/2012 Construction Start
	48 months	4.00%/Year	\$2,900,385	\$21,027,790 6/2013 Construction Start
	60 months	4.00%/Year	\$3,625,481	\$21,752,886 6/2014 Construction Start





**Concord Public Library**  
**Concord, New Hampshire**

**Rough Projection of Probable Project Cost**

4/27/10

**Walker Elementary School Site**

**New Construction**

**Construction**

Demolition		Allow	\$250,000	
Sitework		Allow	\$500,000	
New Construction	40,000 Sf	\$250/Sf	\$10,000,000	
Total Construction	40,000 Sf			\$10,750,000

**Professional Fees**

Architecture		9.00%	\$967,500	
Furnishings		10.00%	\$96,000	
total Fees				\$1,063,500

**Furnishings**

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

**Project Expenses**

Site Acquisition	Assessed Value	\$3,700,500	
Clerk of the Works	Allow	\$200,000	
Moving	Allow	\$100,000	
Testing	Allow	\$50,000	
Survey	Allow	\$25,000	
Misc Esp	Allow	\$100,000	
			\$4,175,500

**Contingency**

Project Contingency	5.00%	\$849,950	
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**Subtotal**

\$17,848,950

**Escalation**

24 months	4.00%/Year	\$1,427,916	\$19,276,866 6/2011 Construction Start
36 months	4.00%/Year	\$2,141,874	\$19,990,824 6/2012 Construction Start
48 months	4.00%/Year	\$2,855,832	\$20,704,782 6/2013 Construction Start
60 months	4.00%/Year	\$3,569,790	\$21,418,740 6/2014 Construction Start



**Concord Public Library**  
**Concord, New Hampshire**

**Rough Projection of Probable Project Cost**

4/27/10

**Storrs Street Site**

**New Construction**

**Construction**

Demolition		Allow	\$250,000	
Sitework		Allow	\$300,000	
Parking Deck		Allow	\$600,000	
Street Reconstruction and Utilities		Allow	\$1,750,000	
Access Improvements		Allow	\$250,000	
New Construction	40,000 Sf	\$250/Sf	\$10,000,000	
Total Construction	40,000 Sf			\$13,150,000

**Professional Fees**

Architecture		9.00%	\$1,183,500	
Furnishings		10.00%	\$96,000	
total Fees				\$1,279,500

**Furnishings**

Furniture	40,000 Sf	\$24/Sf	\$960,000	
Technology Equipment		Allow	\$50,000	
				\$1,010,000

**Project Expenses**

Site Acquisition			\$2,200,000	
Clerk of the Works		Allow	\$200,000	
Moving		Allow	\$100,000	
Testing		Allow	\$50,000	
Survey		Allow	\$25,000	
Misc Esp		Allow	\$100,000	
				\$2,675,000

**Contingency**

Project Contingency		5.00%		\$905,725
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**Subtotal** \$19,020,225

<b>Escalation</b>	24 months	4.00%/Year	\$1,521,618	\$20,541,843	6/2011 Construction Start
	36 months	4.00%/Year	\$2,282,427	\$21,302,652	6/2012 Construction Start
	48 months	4.00%/Year	\$3,043,236	\$22,063,461	6/2013 Construction Start

2011-2020

**CAPITAL IMPROVEMENT PROGRAM  
DETAIL PROJECT LISTING BY DEPT**

**PROJECT:** LIBRARY #68-Library Building Renovation/Construction

**I. PROJECT TYPE:** Public Buildings

**II. LOCATION:** 45 Green Street

**III. PROJECT OBJECTIVES AND BACKGROUND**

**NEED SERVED:**

<input type="checkbox"/> New	<input type="checkbox"/> Safety	<input type="checkbox"/> Facility Cond.	<input type="checkbox"/> Productivity
<input checked="" type="checkbox"/> Replace	<input type="checkbox"/> Mandates	<input type="checkbox"/> Service Def.	<input type="checkbox"/> Tax Base Exp.
<input type="checkbox"/> Rebuild	<input type="checkbox"/> O + M Costs	<input type="checkbox"/> Council Goals	<input type="checkbox"/> Timeliness
<input type="checkbox"/> Total-Cost-of-Ownership (TCO) or Life-cycle Cost (LCC) analysis			

☐ City Master Pl.  
☐ Public Facilities

**DESCRIPTION:**

In 1995, Tappe and Associates completed a comprehensive architectural survey of the library building. Identified in the architectural survey were needed improvements to the roof of the library, windows, exterior surfaces and mechanical systems designed to protect the integrity of the structure. In addition, ADA-related problems were identified and corrections proposed.

In October 2007 an updated library needs assessment was completed by J. Stewart Roberts Associates, Inc. This report, which was accepted by the City Council in December 2007, recommended that the City pursue construction of a new 40,000 SF public library in downtown Concord with associated parking areas. In September 2008 the City Council directed the formation of the 21st Century Library Task Force to conduct a fundraising feasibility study, develop estimates of operating costs for a new facility, as well as formal site selection study. This effort was completed during FY 2010 and an interim report was provided to the City Council recommending acquisition of the so-called Storrs Street site. Funding in the out-years is intended for property acquisition, design, and construction of the facility. Timing of future design and construction activities is subject to securing private donations in amounts as outlined herein.

**SERVICE IMPACT:**

A new library building would facilitate improved library services for the community. The project would allow for a greater portion of the Library's collection to be displayed (much is currently in storage). The project would also feature more seating, meeting and programming space, an expanded supply of computers for public use, as well as provide for a more efficient use of building space and better access to parking for patrons. By relocating the Library to a new site within the Downtown, the facility will serve as an important institutional anchor and activity generator thereby providing a positive economic impact for the community.

**IMPACT IF NOT FUNDED:**

Inability of library to expand its service or collection to meet the growing needs of the community.

**IV PREVIOUS FISCAL YEAR AUTHORIZED:**

PREVIOUS AMOUNT:

**V. PROJECT USEFUL LIFE (In Years):**

20

**CITY OF CONCORD, NEW HAMPSHIRE**

Appendix 6



**2011-2020  
CAPITAL IMPROVEMENT PROGRAM  
DETAIL PROJECT LISTING BY DEPT**

PROJECT: LIBRARY #68-Library Building Renovation/Construction												
VI. PROJECT FUND SUMMARY												
Fund	Type	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Ten Years
	General Donations	0	0	0	0	0	0	160,000	1,600,000	0	0	1,760,000
	General G.O. Bonds	0	0	2,250,000	0	0	0	1,440,000	14,400,000	0	0	18,090,000
	Total	0	0	2,250,000	0	0	0	1,600,000	16,000,000	0	0	19,850,000
VII. PROJECT FUND DETAIL												
Fiscal Year	Fund Type	Amount Action										
2013	General G.O. Bonds	2,250,000	Funding for property acquisition for future construction of a new Concord Public Library.									
		\$2,250,000	2013 Subtotal									
2017	General G.O. Bonds	1,440,000	Design cost of new Concord Public Library - City share									
	General Donations	160,000	Design cost of new Concord Public Library - Donation share.									
		\$1,600,000	2017 Subtotal									
2018	General G.O. Bonds	14,400,000	Construction cost of new Concord Public Library - City share.									
	General Donations	1,600,000	Construction cost of new Concord Public Library - Donation share.									
		\$16,000,000	2018 Subtotal									
	TOTAL	\$19,850,000										